



## Stylish cottage in the centre of Bray

2 West Court, High Street, Bray, Berkshire SL6 2AP

Freehold



Reception hall • 2 reception rooms • kitchen • 3 bedrooms ( 2 en suite) • bathroom • utility room • gated parking • garden & communal gardens

#### Local information

2 West Court is situated at the heart of the picturesque culinary village of Bray and is close to the renowned Michelin starred restaurants, the Fat Duck, Waterside Inn and Hinds Head. Maidenhead offers a wide range of shopping and leisure amenities with further amenities being available in Windsor.

There is extensive schooling in the area including Oldfield School, Braywick Court Free School, Holyport College sponsored by Eton College, St. Piran's, Highfield Preparatory School and Claire's Court in the local area. As well as Upton House and St. George's in Windsor, Papplewick and St. Mary's in Ascot and Eton College. NB. Please refer to schools directly for admissions policies.

For the commuter rail access to London (Paddington) is available from Maidenhead; Crossrail, the new high speed service, is due to begin running soon. The M4 is easily accessible, leading to Heathrow Airport, Central London, the West Country and the M25.

#### About this property

2 West Court is set in the heart of the village. The property has been refurbished by the current owner to an high standard. This has been combined with stylish décor throughout creating a highly desirable village residence.

West Court is entered from the

High Street via electric gates leading into the central courtyard and carport parking.

The house has a double aspect sitting room with bespoke media cabinet, feature fire place with wood burner and French doors opening on to the garden terrace. The fine bespoke Mark Wilkinson kitchen has a comprehensive range of units, integrated appliances, central island with breakfast seating and granite work surfaces. The adjoining utility room provides a second oven, dishwasher, laundry plumbing and cabinet storage. The dining room offers the ideal space for entertaining with French doors opening on to the terraced garden. A cloakroom completes this floor.

The first floor offers a spacious master bedroom with double aspect views, built-in wardrobes and en suite shower room with underfloor heating. Additionally there are two further beautifully presented bedrooms and two bathrooms with underfloor heating (one of which is en suite).

The walled courtyard garden to the rear offers a wonderful outdoor entertaining space with edged planted beds, feature palm tree and hot tub. The property also has access to the communal grounds.

#### Tenure

Freehold

#### Viewing

Strictly by appointment with Savills





Approximate Area = 154.8 sq m / 1666 sq ft (Excluding Carport)  
Including Limited Use Area (1.1 sq m / 12 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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