



IMPRESSIVE GRADE II LISTED HOUSE OVERLOOKING THE RIVER THAMES

OLD BRIDGE HOUSE
43 HIGH STREET, DATCHET, BERKSHIRE SL3 9EQ

Freehold



BEAUTIFUL PERIOD HOME OFFERING EXCELLENT FAMILY ACCOMODATION

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2 Reception rooms ♦ Kitchen/breakfast room ♦ 4 Bedrooms
♦ 4 Bathroom (2 en suite) ♦ Utility room & Pantry ♦ Cellar ♦
Detached office & store ♦ South facing gardens ♦ Off-street
parking ♦ EPC rating = Listed Building

Situation

Old Bridge House is situated opposite the River Thames, on the corner of the High Street and Southlea Road, close to the picturesque village of Datchet which offers a good range of shops catering for day-to-day needs. Further more extensive shopping and leisure amenities may be found in Windsor and Slough, both approximately 2 miles distant.

There is a mainline rail link from Datchet to London (Waterloo) whilst London (Paddington) may be accessed via Slough. Road connections are good with Junction 5 of the M4 being approximately 2 miles away and providing access to Heathrow Airport, Central London and the M25, in turn providing access to the M40 and M3.

Sporting facilities in the area are excellent and include a gymnasium and squash courts in Datchet village; athletics facilities at The Thames Valley Athletics Centre in Pococks Lane, Eton; golf at Datchet, Sunningdale and Wentworth, polo at Smith's Lawn, Windsor Great Park; horse racing at Windsor and Ascot; horse riding and walking in Windsor Great Park; sailing on the Queen Mother Reservoir in Datchet and boating on some stretches of the River Thames.

Independent schools in the area include Eton End in Datchet, Brigidine School, Upton House, St. George's School in Windsor and Eton College. State schools include Queen Anne's First School, Eton Porney in Eton, The Windsor Boys' School and Windsor Girls' School. There is also a wide selection of independent schools in the surrounding areas including The American Community School, St George's Ascot and St Mary's Ascot.

Description

Of Elizabethan origin with Georgian and Edwardian additions, a Grade II listed house of immense character and charm, occupying an admirable position overlooking the River Thames. The house has been beautifully restored and improved, combining both modern and period features to provide a delightful family home arranged over four floors.



The house offers approximately 3,860 sq. ft. of living space and the many original and interesting features include period fireplaces, bay windows, ornate plaster mouldings, double linenfold doors to the kitchen/breakfast room, decorative door furniture and high skirtings.

The reception hall with its period tiled floor creates a warm and welcoming impression upon entering the house and from here, double doors open out to the impressive 30'7" kitchen/breakfast room which is a key feature of the property and boasts an impressively high beamed ceiling and full height windows. The kitchen has been comprehensively fitted with a range of bespoke units incorporating a central island, granite worksurfaces, integral appliances and a large gas fired Aga and there is an adjoining walk-in pantry. The breakfast/dining area features a large period fireplace with carved oak surround and the entire room is complemented by attractive travertine stone flooring. The generously proportioned reception rooms overlook the river and, together with the reception hall and kitchen/breakfast room, provide excellent entertaining space. The ground floor further comprises a good sized utility room and a cloakroom whilst a cellar provides useful storage space.

Situated on the first floor is the splendid oak panelled master bedroom overlooking the river with its period carved stone fireplace and a modern en suite shower room, two further bedrooms (1 with an en suite shower room) and a bathroom with walk-in wardrobe and a modern suite including a 'stand alone' bath. There is a fourth bedroom on the second floor with its own spacious bathroom, again with a 'stand-alone' bath.

Outside, the mature south facing gardens are a delightful feature of the property and include various areas of visual interest including a patio area with an ornamental fish pond and a magnificent yew tree, a yew arbour, a parterre garden and a rose walkway. The gardens enjoy a high degree of seclusion and privacy and are stocked with a wide variety of flowering plants, mature shrubs and trees. A pathway leading to the rear of the garden provides access to a detached building housing a large office and an adjoining store room; this building has the potential for annexe accommodation (subject to any necessary planning consents). The office has the option of independent access via a gate to the rear where there is parking for several cars and may be reached via The Avenue. There is also planning permission for a carport application number 13/01917/FULL

Agents Note- Photography taken 17/04/2008

Local Authority:

Royal Borough of Windsor & Maidenhead

Viewing:

Strictly by appointment with Savills



Old Bridge House, Datchet

Gross internal area (approx.)

Total = 403 sq m (4329 sq ft)

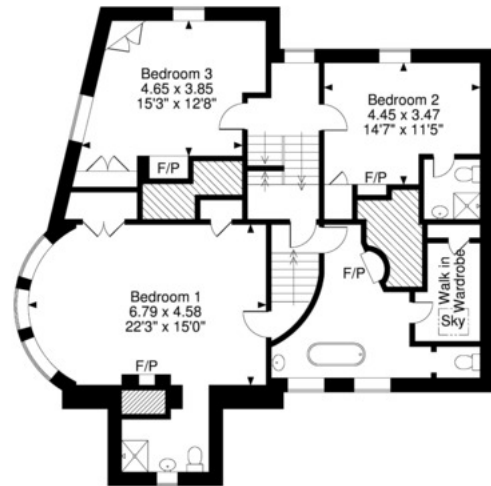
Main House = 359 sq m (3860 sq ft)

Office/Store = 44 sq m (469 sq ft)

For identification purpose only. Not to scale.

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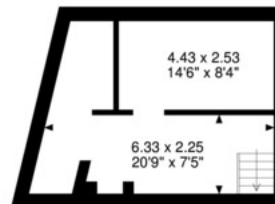
--- Denotes restricted head height



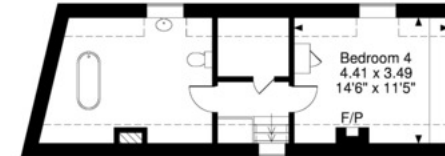
First Floor



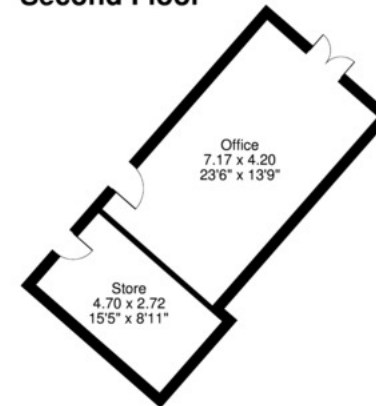
Ground Floor



Cellar



Second Floor



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