
WEST COURT



BRAY | BERKSHIRE



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London Heathrow Airport 15 miles ♦ Knightsbridge 28 miles ♦ Maidenhead 1.1 miles ♦ Windsor 5.9 miles
Henley-on-Thames 11.5 miles ♦ Wokingham 10.6 miles ♦ Reading 16 miles ♦ M4 (Junction 8) 1.9 miles
M25 (Junction 15) 12.5 miles ♦ M3 (Junction 3) 13 miles
(Distances are approximate)

AN HISTORIC GRADE II LISTED COUNTRY HOUSE ON THE BANKS OF THE RIVER THAMES

MAIN HOUSE

Reception hall ♦ Drawing room ♦ Dining room ♦ Sitting room ♦ Family room ♦ Study ♦ Gym
Kitchen / breakfast room ♦ Utility room ♦ Boot room ♦ 2 cloakrooms ♦ Laundry room

Master bedroom suite comprising: Bedroom with balcony ♦ Sitting room with balcony
His and hers' dressing rooms ♦ Ensuite bathroom with steam room

1 suite comprising: Bedroom with turret balcony ♦ Bath / shower room ♦ Separate study
(or bedroom 9)

1 suite with: Bedroom ♦ Shower room ♦ Separate den / playroom

1 further Bedroom with: Balcony ♦ Dressing room ♦ Adjacent bathroom

3 Guest bedroom suites with: Bath / shower rooms

Bedroom 8 ♦ Additional small kitchen

BOAT HOUSE

Reception room ♦ Kitchen ♦ Shower room ♦ Balcony 23'9" (7.25 m) ♦ 38' (11.6m) Wet dock

STAFF COTTAGE

Reception room ♦ Kitchen ♦ 2 bedrooms ♦ Bathroom ♦ WC

OUTBUILDINGS

Garaging ♦ Boiler room ♦ Pool changing room ♦ Wendy house

GARDENS & GROUNDS

Landscaped riverside gardens ♦ Approximately 300 ft. direct river frontage with mooring and fishing rights
Swimming pool ♦ Extensive sun terrace

In all approximately 1 acre

For sale freehold



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33 Margaret Street

London W1G 0JD

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58-60 Bell Street

Henley-on-Thames RG9 2BN

Contact: Stephen Christie-Miller

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Berkshire SL4 1LD

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cewickens@savills.com

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London W1U 8AN

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20 Thameside

Henley-on-Thames RG9 2LJ

Contact: Matthew Mannall

matthew.mannall@knightfrank.com

+44 (0)1344 624 732

59 High Street, Ascot

Berkshire SL5 7HP

Contact: Edward Shaw

edward.shaw@knightfrank.com

www.knightfrank.com

Viewing by appointment only.
These particulars are intended only as a guide
and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice
on the last page of the brochure.

SITUATION

West Court is a magnificent Arts & Crafts property situated on the banks of the River Thames within the highly desirable Fisheries Estate, neighbouring the picturesque village of Bray. The village is supremely situated for both rail and road communications and offers an impressive choice of restaurants and public houses including two with 3 Michelin stars – the renowned Roux Brothers' *Waterside Inn* and Heston Blumenthal's *The Fat Duck – The Hind's Head* (1 Michelin star) and *The Crown* (both also run by Heston Blumenthal) and Caldesi's out-of-town restaurant: *Caldesi in Campagna*.



Henley Regatta



Harrods - London



Royal Ascot



Guard's Polo Club



Waterside Inn



The Fat Duck

MAIN LINE RAIL SERVICES



Maidenhead station (1 mile) offers direct services to London Paddington with journey times from 20 minutes. A direct service to London Waterloo is available from Windsor and Eton Riverside Station (6.2 miles). Crossrail, the new high speed service, is due to begin running around 2018 and will link Maidenhead directly with Heathrow and the City.

COMPREHENSIVE SHOPPING



Maidenhead town centre (1.1 miles) is easily accessible and offers a range of shopping facilities. More extensive amenities are available in Windsor (5.9 miles), Henley-on-Thames (11.5 miles), Wokingham (10.6 miles), Reading (16 miles) and Westfield, London (26 miles).

SCHOOLS



There are many outstanding schools in the area including Eton College, Wellington College, Wycombe Abbey, The Abbey School and the American Community School together with St Piran's and Claire's Court in Maidenhead, Burnham Grammar and Ludgrove nearby, Sir William Borlase Grammar in Marlow, Brigidine, Upton House and St George's in Windsor, St Mary's, St George's, Heathfield, Lambrook and Papplewick in Ascot.

SPORTING AND RECREATIONAL FACILITIES



Bray has a long history of cricket with records going back over 260 years. Today Bray's picturesque ground hosts the Maidenhead and Bray Cricket Club and Maidenhead Hockey Club. Golf is played at Maidenhead, Wentworth, Taplow, Marlow, Temple Burnham Beeches, Cookham, Henley, Sunningdale and Ascot, racing at Windsor, Ascot, Kempton Park, Sandown Park, Epsom and Newbury; polo at Guard's Polo Club and Royal County of Berkshire Polo Club; boating and sailing on some stretches of the River Thames and a variety of watersports at Bray Lake; rowing at Maidenhead Rowing Club, Windsor, Dorney Lake and at Henley-on-Thames, home to the renowned Henley Regatta; flying at White Waltham Airfield; a number of good local gyms and health clubs; tennis at Maidenhead, Bisham and Windsor. There is also a tennis court in Bray Village. Local attractions include Windsor Castle, Legoland and Thorpe Park. The full array of theatres, attractions and recreations of London are just a short car ride or train journey away.

COMMUNICATIONS



The M4 may be accessed via Junction 8/9 (1.9 miles), in turn providing access to Junction 15 of the M25 (12.5 miles) and Junction 3 of the M3 (13 miles). The M40 may be quickly accessed via the Marlow-Bypass (A404M). Heathrow Airport is a short journey by motorway (approximately 15 miles) and the M4 goes most of the way of the 28-mile journey into London's West End.



HISTORICAL NOTE

West Court was designed in the 1890's by the English architect, William West Neve, and was one of the first houses to be built within the prestigious Fisheries. Designed for himself, the house was completed in 1901. William West Neve lived in Bray for 43 years and he was well known for his philanthropy and generosity. He was a governor of Maidenhead Hospital and Chairman of the Maidenhead Regatta. He designed and built Bray's war memorial and village hall. His additional built works include: Kingsbury Manor in Roe Green Park in 1899; St. Martin of Tours Church, Chelsfield in 1893; St. Ninian's Chapel of Ease, Scotland in 1887; Glenluiart, Moniaive, Scotland in 1901; Goddington House, Orpington, c. 1890; and, Temperance House, Cranbrook, in 1890.





DESCRIPTION

West Court is a splendid Grade II listed riverside property of Arts & Crafts design that, faithful to its period, boasts a unique turret designed to take full advantage of glorious riverside setting, square-leaded mullioned windows and

four balconies overlooking the river. Arranged over three floors, the flexible and generously proportioned accommodation is light and gracious with high ceilings, as expected in a property of this style, and is equally suited

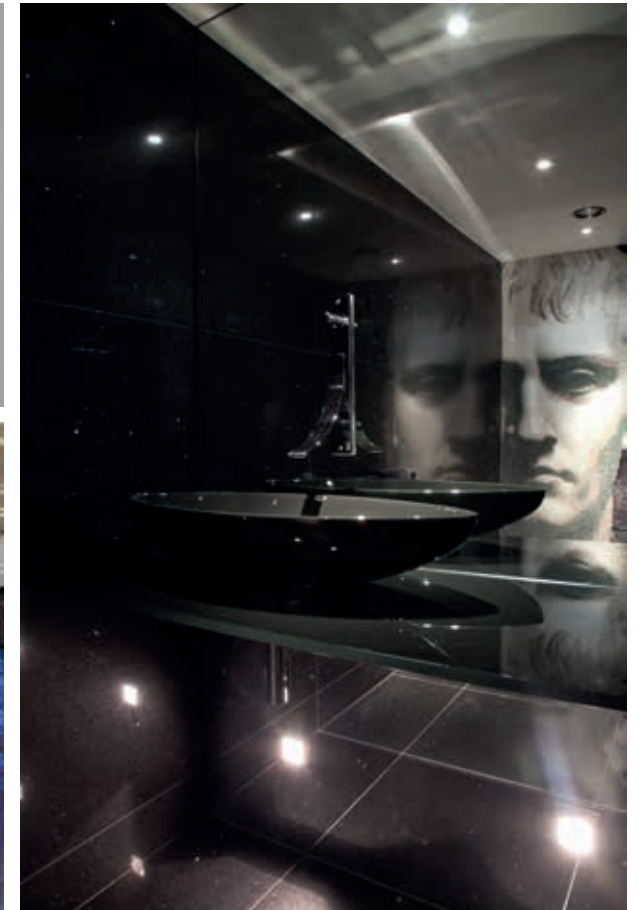
to family life and formal entertaining. The house has been sympathetically and skilfully renovated to create a truly sensational family home and although many period features prevail, the house is a testament to luxurious

21st century living. In addition to the main house, there is a boathouse with first floor accommodation and a balcony over the river's edge and ancillary accommodation in the form of a two-bedroom cottage alongside the house.



STATE OF THE ART TECHNOLOGY

- ◆ An 18-zone Sonos sound system with Bowers & Wilkins in-ceiling speakers provides entertainment in virtually all rooms. The system has internet access which allows the users to listen to internet radio, stream on-line music or listen to a personal collection via simple controls on i-Phone, iPad or PC. Rooms can be grouped or operated independently.
- ◆ All reception rooms and suites have TV points, wired from a central hub which currently houses three Sky+ boxes - enabling the same programmes to be watched, paused and controlled in multiple rooms or different programmes to be accessed in different rooms. All three boxes are easily controlled from any room and parents can see what children are watching in another room.
- ◆ Programmable, dimmable lighting systems throughout to ceiling, wall and table lamps with pre-set scenes, controlled using black-nickel control panels or by iPhone, iPad or PC. Lighting plan design by John Cullen Lighting. Heating supplied by two gas boilers.
- ◆ The ground floor and master suite have under-floor heating. All bathrooms have towel rails designed to heat the rooms in winter and to keep towels dry in the summer.
- ◆ Heating controls are fully programmable to set temperature by room and by time of day.
- ◆ Fresh-air ventilation of the upper two floors is provided via heat exchangers to warm the fresh air in winter and provide a degree of cooling in the summer. Electric blinds or curtains are installed in some rooms.
- ◆ The house and grounds are equipped with extensive CCTV which can be remotely monitored.
- ◆ Remotely monitored alarm systems for security and fire. Both access gates are electrically operated.





GROUND FLOOR

Steps lead up to a covered porch where a heavy timber door opens into a distinctive and welcoming Reception Hall with attractive limestone flooring that contrasts beautifully with the dark oak staircase, architraving and skirtings. The principal rooms are arranged around the hall and they combine to provide superb large scale entertaining space that is equally suited to family living.

The Kitchen/Breakfast Room is wonderfully light and enjoys direct access to a sun terrace, overlooking the garden and river beyond and providing superb 'al fresco' dining/relaxation space. The Kitchen is comprehensively fitted with a sleek range of units incorporating a central island, granite work surfaces and integral Gaggenau appliances including: induction hob; steam oven with self-cleaning oven below; warming drawer; a further self-cleaning oven; microwave, refrigerator/freezer; and coffee maker, complemented by twin Miele refrigerators. Built-in seating accompanies a circular glass table.

The limestone flooring extends through to the adjoining Family Room, fitted with attractive and useful furniture and provides access to the secondary front door and to an inner lobby at the rear where there is a third entrance door and the Utility Room and cold store.

The Dining Room has oak flooring and features a floor to ceiling polished-concrete fireplace; this room enjoys direct access to the rear sun terrace overlooking the river and has double doors opening to the Drawing Room.

The Sitting Room benefits from double doors opening out to the swimming pool area and a further set of doors providing access to the covered terrace; a notable feature of this room is the turret area with five sides of windows that flood the room with natural light.

The ground floor further comprises a good size Study with oak flooring, a Boot Room fitted with oak cupboards, drawers, floor-to-ceiling shelving and a bench, a striking Bisazza tiled cloakroom and a further cloakroom. The ground floor is heated underfloor throughout.









GROUND FLOOR *(Continued)*

Double oak doors open from the Reception Hall into the stunning Drawing Room boasting an original and elaborately carved chimney piece that acts as a focal point, complemented by equally elaborate carved wall panelling and doors with each panel exhibiting unique and precise detail. The origins of the panelling are unclear, but are thought to significantly predate the house. The panelling is in excellent condition and has been well cared for.

Sitting above the panelling and extending around the room is an original oil painting by Henry Brewer, depicting the battle between the British Naval Forces and the Spanish Armada in 1588. The painting extends around the room

below a beamed ceiling. Subtle uplighting, designed to complement and highlight the painting, blends beautifully with the richly embellished walls and mellow oak floor to create a grandiose, yet cosy atmosphere.

This original room enjoys the full benefit of the house entertainment systems which have been sympathetically installed with concealed speakers.

Twin bay casement windows overlook the gardens and a door provides access to a covered terrace with balustrading. Double doors open through to the Dining Room and 'concealed' doors open to Reception and the Sitting Room.





FIRST FLOOR

The sumptuous Master Suite comprises a fabulous, bright and spacious Bedroom that enjoys access to a balcony overlooking the river and providing a superb vantage point from which to enjoy the view. The room is fitted with feature Swarovski crystal lighting above the bed and has electric curtains; steps lead down to a Sitting Room that opens out to an additional balcony. Situated at the other end of the bedroom is the luxurious bespoke Bathroom, designed and fitted to an exacting standard with soft curves and lighting.

This room features a stand-alone bath set within the turret, also illuminated by Swarovski crystal lighting; a large walk-in shower area fitted with two in-wall chrome column showers and an illuminated overhead in-ceiling shower, all behind a striking large curved glass screen. Alongside the walk-in shower area is a tiled steam room. Situated within the bathroom is a large vanity unit with twin wash basins and mirrored cabinets with in-built lighting. The suite further comprises a dark oak fitted 'his' Dressing Room and a 2-room 'her' dressing area including an Ante Room with dressing table and window overlooking the pool and the main Dressing Room fitted with lovely lacquered units.





FIRST FLOOR *(Continued)*

In addition to the Master Suite, there is Guest Suite 1 with an elegant en-suite Shower/Bathroom and Guest Suite 2 with a stylish en-suite Bathroom. A useful small additional Kitchen with a limestone tiled floor, fitted units and a granite work surface is also located on this floor, together with the Gym.

The Gym is an impressive room boasting a beamed vaulted ceiling inset with decorative plaster panels. A large bay window with built-in seating overlooks the river and the many interesting features that are evident in this room include a period fireplace with plaster panels inscribed with Shakespearian quotes, a stripped wooden floor, corbels carved in the forms of ships and nautical themed door latches. A wide hallway with low-level lighting links dual staircases to both the ground and second floors.



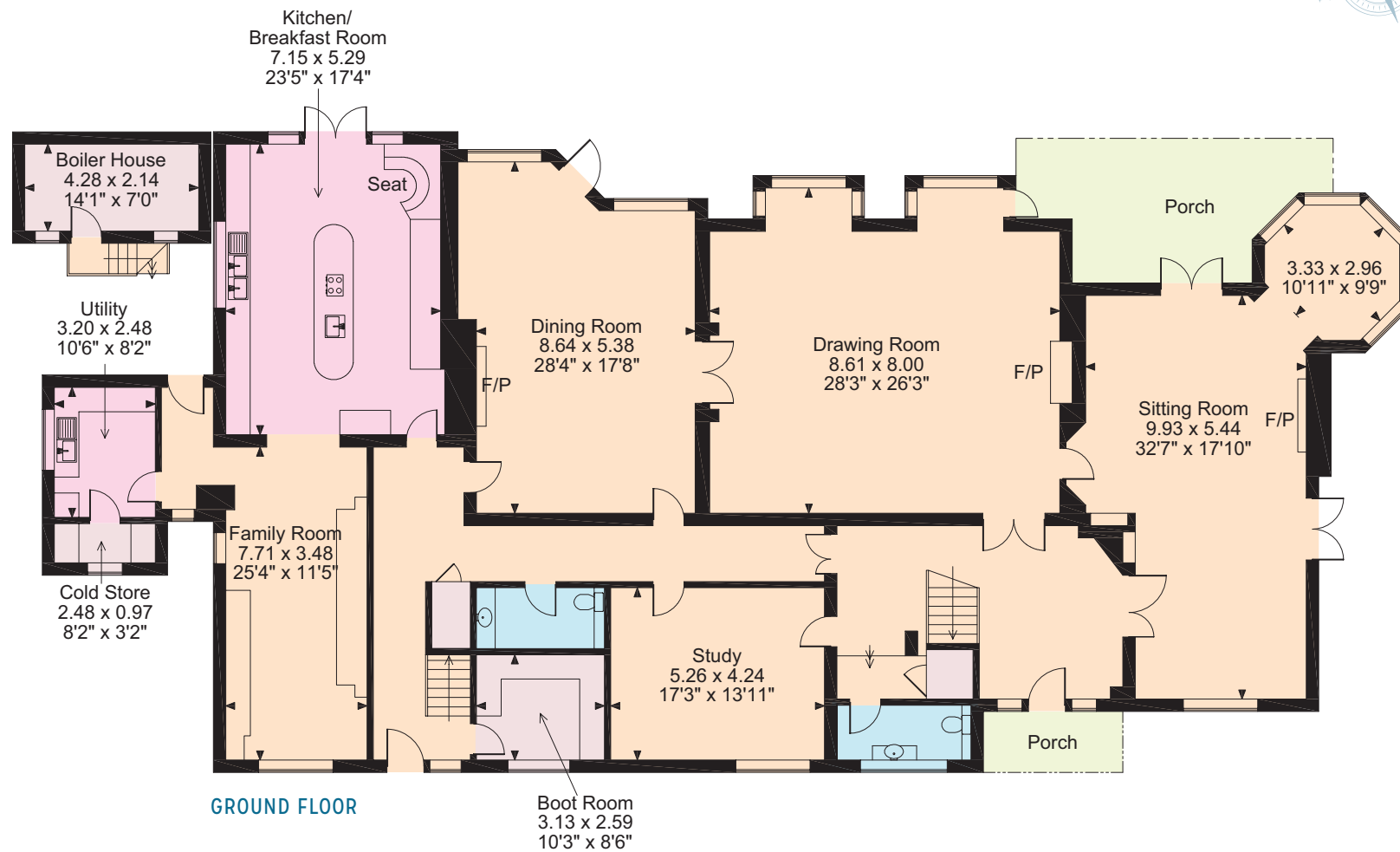
SECOND FLOOR

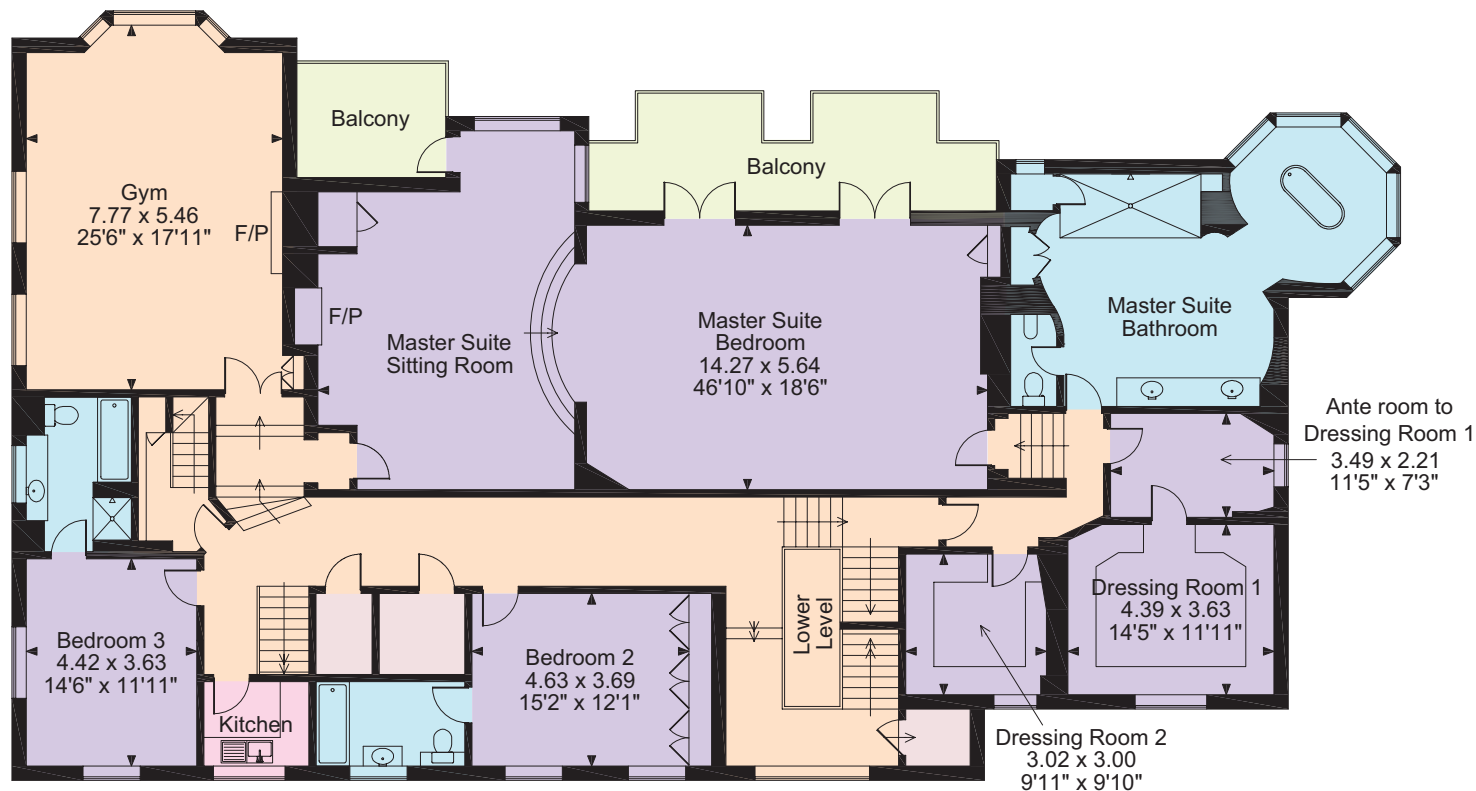
Located on this floor are:

The Turret Suite with a Bedroom (Bedroom 4) which has a covered balcony in the top of the turret, a Bathroom with both a bath and a shower and a separate Study (which alternatively could be used as Bedroom 9); The Den Suite which includes a Bedroom (Bedroom 5), an en suite Shower Room and a unique child's Den/Playroom accessed via a 'concealed' porthole opening; Bedroom 6 with a small Dressing Room, a Balcony and an adjacent Bathroom; A further Guest Suite with an en-suite shower room; and, Bedroom 8. There is also a Laundry Room.



River Thames





FIRST FLOOR

- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Outside space
- Vaults/Storage

Approximate Gross Internal Floor Area:

Main House - 10,236 sq ft (951 sq m)

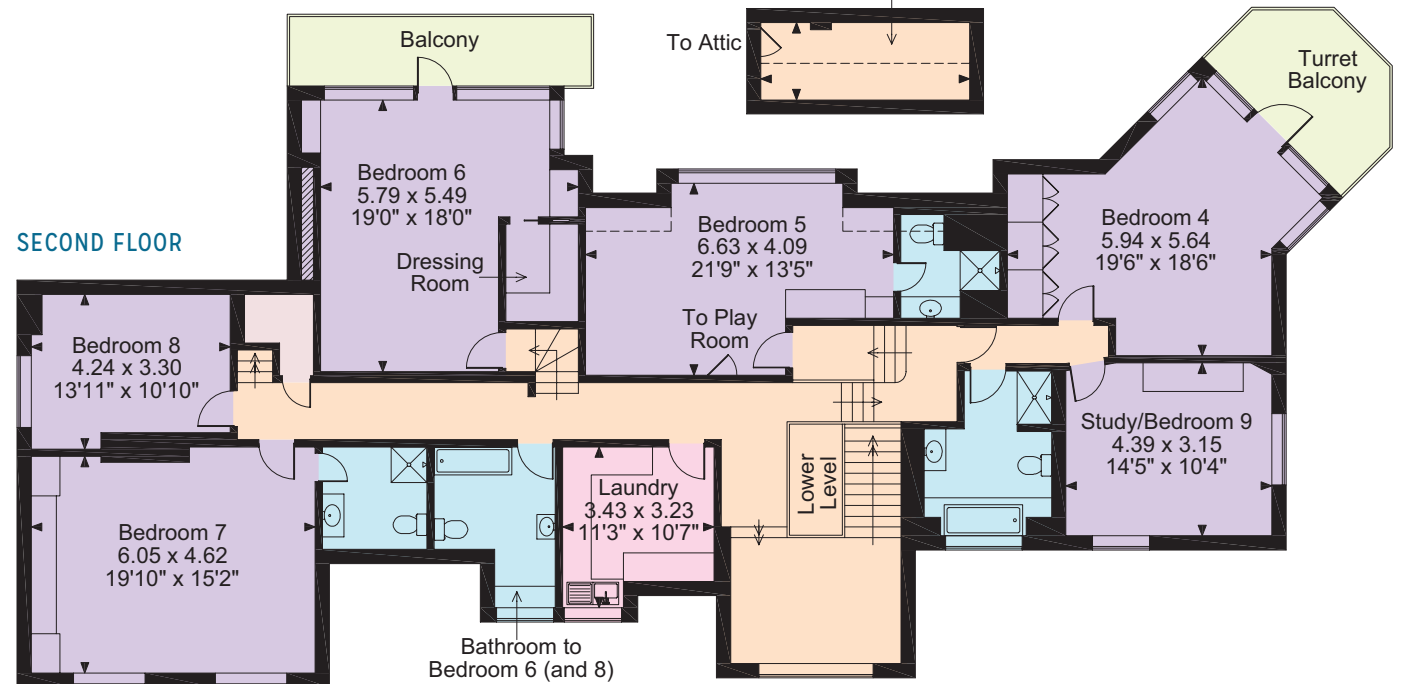
Garage - 1,066 sq ft (99 sq m)

Staff Cottage - 553 sq ft (51 sq m)

Boat House - 1,688 sq ft (157 sq m)

Total - 13,543 sq ft (1,258 sq m)

For identification only. Not to scale.



SECOND FLOOR

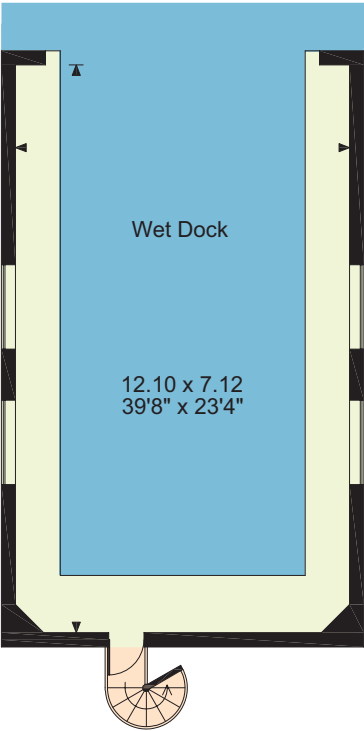


BOAT HOUSE

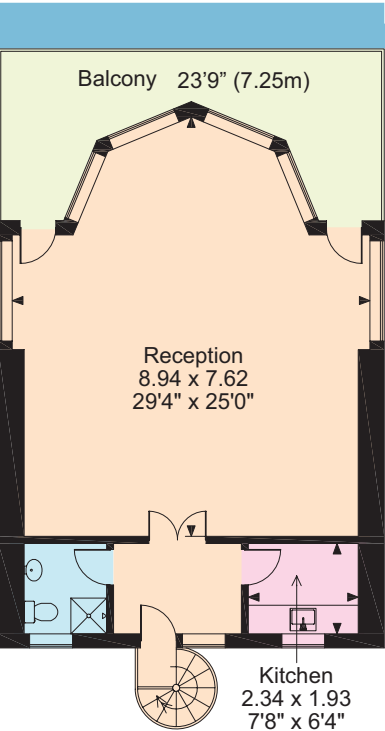
The lower level contains a 38 ft. (11.6 m) Wet Dock with walkways around three sides. An external spiral staircase leads up to the upper level where there is a striking Reception Room with a large floor-to-ceiling bay window overlooking the river. Doors to either side open out to a balcony right over the river's edge that provides a superb vantage point from which to enjoy the view. An additional feature of this room is the turret style ceiling topped by a roof lantern. There is also a small fitted Kitchen and a Shower Room.



BOAT HOUSE
GROUND FLOOR



BOAT HOUSE
FIRST FLOOR



- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Outside space
- Vaults/Storage
- River/Water



Approximate Gross Internal Floor Area:
Garage - 1,066 sq ft or 99 sq m
Staff Cottage - 553 sq ft or 51 sq m
Boat House - 1,688 sq ft or 157 sq m
For identification only. Not to scale.

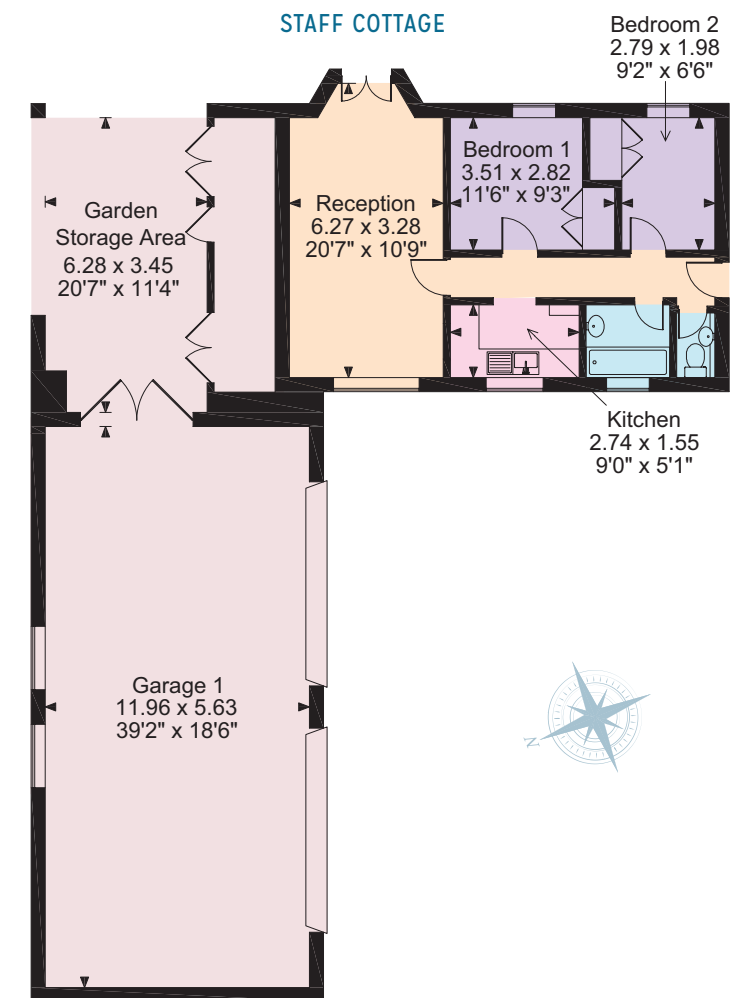


STAFF COTTAGE

The cottage is self-contained and comprises a Sitting Room, fitted Kitchen with built-in cooker, fridge and washer-dryer, two Bedrooms, a Bathroom and a Cloakroom.

GARAGING

There are two double garages with electrically operated roller shutter doors and an adjoining covered store area for garden equipment. A hard standing area to the front of the garaging provides ample parking for several cars.





GARDENS AND GROUNDS

The property is approached via double electrically operated gates opening onto the 'in-and-out' driveway leading along the front of the house to the garaging and parking area where a further set of gates provide the second entry/exit point to West Court.

To the rear, the beautifully maintained riverside gardens provide an outstanding setting for the property and include approximately 300 ft. of direct river frontage with railings, mooring and a landing stage with gates to the river. The gardens are principally laid to lawn, inset with mature rose beds and a decked seating area; a pedestrian gate provides access to the private mooring. In one corner there is a two-storey wendy house and an adjoining play area.

A wide raised brick-paved sun terrace, edged with attractive clipped Buxus hedging, runs along the rear of the house and, combined with a covered terrace and swimming pool area, provides superb entertaining/leisure space. The covered terrace provides a protected environment from which to enjoy the garden and views throughout the year. The illuminated swimming pool, set within a flagstone surround, is located at the side of the house and enjoys a high degree of privacy and seclusion and in summer benefits from the sun's rays into the evening. There is a summer house/ changing room to the side of the pool and a raised patio that is linked to the house and may be reached from the Sitting Room.





DIRECTIONS (SL6 1UN)

From London, take the M4 motorway and exit at Junction 8/9. Follow the signs for Maidenhead and at the Braywick roundabout, take the third exit signposted A308 Windsor and after approximately half a mile, turn left on the B3028 towards Bray. Proceed into the heart of the village, passing the Crown Public House on your left. The road bears round to the left and then to the right, passing the cricket ground on the right. Continue along this road and take the 1st right hand turning into Church Road. Follow this road to the end and then turn left into Fishery Road. West Court will be found towards the end on the right hand side.

POSTCODE

SL6 1UN

LOCAL AUTHORITY

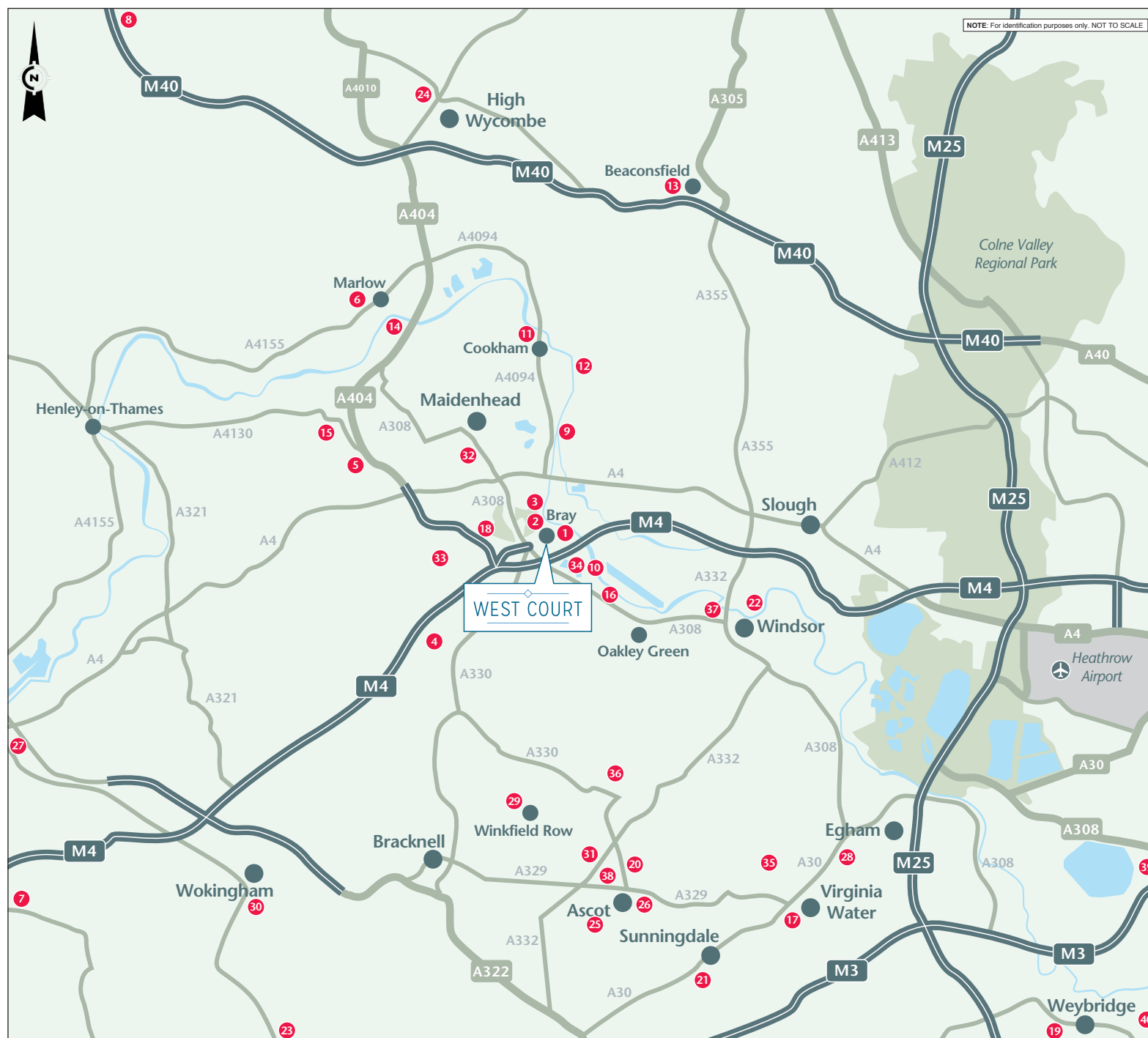
Royal Borough of Windsor & Maidenhead
+44 (0) 1628 683 800

FIXTURES AND FITTINGS

All fitted carpets, curtains, blinds, light fittings, garden ornaments and equipment are specifically excluded from the sale but may be available by separate negotiation

VIEWINGS

Strictly by appointment with the agents.





Michelin Starred Restaurants

- 1 The Waterside Inn (3 Michelin Stars)
Ferry Rd, Bray, Berkshire SL6 2AT
- 2 The Fat Duck (3 Michelin Stars)
High St, Bray, Berkshire SL6 2AQ
- 3 The Hinds Head (1 Michelin Star)
High St, Bray, Berkshire SL6 2AB
- 4 The Royal Oak (1 Michelin Star)
Paley St, Littlefield Green, Maidenhead, Berkshire SL6 3JN
- 5 The Crown (1 Michelin Star)
Burchetts Green Rd, Maidenhead SL6 6QZ
- 6 The Hand and Flowers (2 Michelin Stars)
126 West St, Marlow SL7 2BP
- 7 L'Ortolan (1 Michelin Star)
Church Ln, Shinfield, Berkshire RG2 9BY
- 8 Sir Charles Napier (1 Michelin Star)
Sprigs Holly, Chinnor OX39 4BX

Local Waterside Restaurants, easily accessible by boat

- 1 The Waterside Inn (3 Michelin Stars)
Ferry Rd, Bray, Berkshire SL6 2AT
- 9 Boulters
Boulters Lock Island, Maidenhead SL6 8PE
- 10 The Riverside Brasserie
Monkey Island Ln, Maidenhead SL6 2EA
- 11 The Ferry
Sutton Rd, Cookham, Maidenhead SL6 9SN

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2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by

Hotels

- 1 The Waterside Inn (3 Michelin Stars)
Ferry Rd, Bray, Berkshire SL6 2AT
- 12 Relais & Chateaux, Cliveden House
Clivedon Rd, Taplow, Berkshire SL6 0JF
- 13 The Crazy Bear
75 Wycombe End, Beaconsfield HP9 1LX
- 14 The Compleat Angler
Marlow Bridge Ln, Marlow SL7 1RG
- 15 Hurley House
Henley Rd, Hurley SL6 5LH
- 16 Oakley Court
Windsor Rd, Water Oakley, Windsor SL4 5UR

Golf Clubs

- 17 Wentworth Club
Wentworth Dr, Virginia Water GU25 4LS
- 18 Maidenhead Golf Club
Shoppenhangers Rd, Maidenhead SL6 2PZ
- 19 St George's Hill Golf Club
Golf Club Rd, Weybridge KT13 ONL
- 20 Royal Ascot Golf Club
Winkfield Rd, Ascot SL5 7LJ
- 21 Sunningdale Golf Club
Ridgemount Rd, Sunningdale, Ascot SL5 9RR

Schools

- 22 Eton
Windsor SL4 6DW
- 23 Wellington College
Crowthorne, Berkshire RG45 7PU
- 24 Wycombe Abbey
High Wycombe HP11 1PE
- 25 St Mary's Ascot
St Mary's Rd, Ascot SL5 9JF
- 26 St George's Ascot
Ascot Wells Ln, Ascot, Berkshire SL5 7DZ
- 27 The Abbey School
17 Kendrick Rd, Reading RG1 5DZ
- 28 The American Community School
London Rd, Egham TW20 0HS
- 29 Lambrook
Winkfield Row, Bracknell RG42 6LU
- 30 Ludgrove
Ludgrove, Wokingham RG40 3AB
- 31 Papplewick
Windsor Rd, Ascot SL5 7LH
- 32 St Piran's School
Gringer Hill, Maidenhead SL6 7LZ

Sporting and Recreational

- 33 White Waltham Airfield
1 Foliejohn Way, Maidenhead SL6 3XA
- 34 Bray Lake
Monkey Island Ln, Bray, Maidenhead SL6 2EB
- 35 Guard's Polo Club
Smiths Lawn/Windsor Great Park, Egham TW20 0HP
- 36 Royal County of Berkshire Polo Club
North St, Windsor, Berkshire SL4 4TH
- 37 Windsor Racecourse
Maidenhead Rd, Windsor SL4 5JJ
- 38 Ascot Racecourse
High St, Ascot SL5 7JX
- 39 Kempton Park Racecourse
Staines Rd East, Sunbury-on-Thames TW16 5AQ
- 40 Sandown Park Racecourse
Portsmouth Rd, Esher KT10 9AJ

inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: May 2017.

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