



ELEGANTLY STYLED FAMILY HOME SET IN STUNNING LANDSCAPED GARDENS

WILD ACRES
HIBBERT ROAD, BRAY, BERKSHIRE SL6 1UT

Freehold

savills

SET IN A WELL REGARDED LOCATION WITHIN PICTURESQUE BRAY VILLAGE

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Freehold

Reception hall ♦ 3 reception rooms ♦ conservatory ♦
kitchen & utility room ♦ master bedroom with dressing area &
en suite bathroom ♦ 3 further bedrooms (1 en suite) ♦ family
bathroom ♦ cloakroom ♦ garage with office/studio ♦
gardens

Situation

Wild Acres is situated in the picturesque culinary village of Bray, which boasts Michelin starred restaurants including the Fat Duck, Waterside Inn, Hinds Head and Caldesi in Campagna. Maidenhead offers a wide range of shopping and leisure amenities, with further shopping and cultural amenities being available in Windsor.

Rail access to London (Paddington) is available from Maidenhead and Crossrail, the new high speed service, is due to begin running in 2019. The M4 is easily accessible, leading to Heathrow Airport, Central London, the West Country and the M25.

Sporting facilities are varied, with golf and rugby at Maidenhead; horse racing at Windsor and Ascot; and boating on the River Thames and Bray Lake. Beautiful walks include Cliveden, Basildon Park and Windsor Great Park. Local annual events include Royal Ascot and Henley Regatta. In addition, there is a tennis court, cricket ground and club, gift shop and play area within the village.

The property benefits from being near to Oldfield School, Braywick Court Free School and Holyport College sponsored by Eton, plus independent schools including St. Pirans, Claires Court and Highfield Preparatory School. NB. Please refer to schools directly for admissions policies.

Description

This is a highly desirable family home set behind electronic wrought iron gates. Wild Acres is a superb property set in glorious gardens. It has been beautifully styled to create a home of immense charm.

Ground Floor

- Reception hall with access to all main reception rooms
- Triple aspect drawing room which has a feature fireplace with wood burner and two sets of French doors opening to the garden
- Elegant formal dining room with front facing garden views
- Family room with feature fireplace and garden views



- Bespoke hand painted kitchen with tiled floor, integrated appliances, larder cupboard, large central island with granite work-surface and open plan to an orangery style conservatory. This provides a light contemporary space perfect for dining with views over the beautifully designed rear garden.
- Utility room with laundry plumbing and direct outside access
- Cloakroom

First Floor

- Master bedroom with fully fitted dressing area and en suite bathroom with separate shower
- Bedroom 2 with built-in wardrobes and front facing views
- Bedroom 3 has rear garden views, built-in wardrobes and en suite bathroom with separate shower
- Bespoke built-in study which has been cleverly incorporated into the first floor landing
- Well-appointed family shower room

Second Floor

- 2 further beautifully presented bedrooms

Outside

- Double garage and adjoining studio/office with kitchenette and shower room which could have a variety of uses

To the front of the property the wrought iron gates open onto a spacious driveway which leads to a double garage as well as providing parking for several cars.

The gardens at Wild Acres are a true delight. The cleverly designed walled front garden combines mature trees, formal and seasonal planting. The landscaping has created a tranquil private space and welcoming entrance. Tucked into a sheltered corner is a paved terrace with views and planted arbour creating some shade.

To the rear of the property is the charming paved terraced gardens with raised pond, well-stocked beds and steps leading to planted arbour terrace. This idyllic secluded garden retreat with a sun terrace adjoining the house is the perfect space to enjoy outdoor entertaining.

Local Authority:

Royal Borough of Windsor and Maidenhead

Viewing:

Strictly by appointment with Savills



Wild Acres, Maidenhead

Main House gross internal area = 2,833 sq ft / 264 sq m
 Garage gross internal area = 414 sq ft / 38 sq m
 Games Room gross internal area = 376 sq ft / 35 sq m
 Total gross internal area = 3,623 sq ft / 337 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

- Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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