



Riverfront property with planning permission to extend

The Summer House, Chantry Close, Maidenhead, Berkshire SL6 1TU

Freehold

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PROPOSED RIVERSIDE ELEVATION REFERENCE PLANNING NO. 21/01615/FULL

Entrance hall • sitting/dining room • kitchen • 2 bedrooms • 2 shower rooms • 2 bedroom annexe • workshop & store • garden & off-street parking

Local information

Chantry Close is a pretty no-through road that backs on to the River Thames situated only about 1.5 miles from Maidenhead town centre and its many amenities and nearby is the village of Bray, home to a number of world-renowned restaurants.

Maidenhead Station has an excellent service to London (Paddington). Current journey time to London Paddington is from 20 minutes at peak times, with Crossrail new high speed service due to begin running soon. Road connections are great with easy access to the M4 and wider motorway network.

Leisure amenities in the area include the new Braywick Leisure Centre in Maidenhead; golf at Winterhill, Maidenhead and Marlow; fine dining and leisure facilities at Cliveden; horse riding in Windsor Great Park; polo at Smith's Lawn and the Royal Berkshire Polo Club at Winkfield; horse racing at Windsor, Ascot and Newbury; boating and sailing on the River Thames.

Schooling in the area both state and private are extensive and include Oldfield Primary School, Newlands Girls' School, Desborough Boys School, St. Piran's, Claires Court and Sir William Borlase Grammar. NB. Please check catchments and admissions policies.

About this property

The Summer House offers a unique opportunity to own a riverside property with mooring as well as your own island in the River Thames. The property has planning permission for alterations and extensions to include raising of external walls and roof height, change roof from hipped to gable, provision of terrace at first floor, and a two storey side extension. Planning permission: 21/01615/FULL.

The Summer House is a charming property which has been beautifully styled throughout. The house is entered via welcoming entrance hall. On the ground floor the open plan reception room has a sitting area with a wooding burning stove and three sets of French doors opening on to the garden with views of the river. The stylish kitchen is fitted with bespoke cabinets, drawers, integrated appliances and a stainless steel central island. A built in window seat is ideal for dining seating with a delightful view over the front garden.

The ground floor bedroom has painted panelled walls, built-in wardrobes and double aspect views over the garden to the river. This floor is completed by two modern wet rooms. Accessed by a cleverly concealed door is the first floor with a further spacious bedroom.



The annexe which the owner calls The Tree House was built in 1999/2000 as a studio and underwent a refurbishment in about 2008/2009 (no planning permission). The annexe offers stylish accommodation with a wonderful open plan reception room with vaulted ceiling. The kitchen is fitted with a range of units, wooden counter tops and integral appliances. The sitting area has log burner and French doors opening on to a riverside garden. The dining area has triple aspect views over the garden. There are two bedrooms (1 en suite) and a further shower room. The property also has a spacious workshop and store.

The gardens at Summer House are a great feature. The property is entered via a long gravelled driveway that allows parking for several cars. Principally laid to lawn with mature shrub and trees. The pathway leading to the front door has a contemporary arches planted with climbing plants creating a welcoming entrance. In addition to ownership of the island the riverside garden is principally laid to lawn with an approximately 110ft river front with a decked mooring. A great place to launch across the water to your own private island. To the side of the property is a decked terrace this is the ideal spot for outdoor entertaining.

Tenure
Freehold

Local Authority
Royal Borough of Windsor & Maidenhead

Viewing
Strictly by appointment with Savills





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Gross internal area (approx) 1869 sq ft

Outbuildings 412 sq ft

Total 2281 sq ft

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Approximate Area = 110.3 sq m / 1187 sq ft
 Annexe = 63.4 sq m / 682 sq ft
 Outbuilding = 38.3 sq m / 412 sq ft
 Total = 212 sq m / 2281 sq ft
 Including Limited Use Area (18.8 sq m / 202 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			54
(21-38) F			
(1-20) G		8	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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