



Fine property with garden & swimming pool

Wych Elm, Fishery Road, Maidenhead, Berkshire SL6 1UP

Freehold



Reception hall • 4 reception rooms • kitchen/breakfast room • 6 bedrooms • 5 bathrooms • utility room & cloakroom • double garage • garden & swimming pool

Local information

Wych Elm is situated within the Fisheries Estate close to the village of Bray. The village offers an array of restaurants and public houses, including the renowned Michelin starred Fat Duck and the Waterside Inn. Nearby Maidenhead town centre offers a range of shopping and leisure amenities with further facilities in Windsor. Waitrose supermarket is conveniently situated only 1 mile away.

Nearby schools include William Borlase Grammar, St. Piran's, Claire's Court, Eton College, St. Mary's School at Ascot, Heathfield, St. George's and Papplewick.

Rail connections are available to London (Paddington) from both Taplow and Maidenhead; Motorway connections can be accessed via M4 Junction 8/9 (about 1.5 miles away).

A wide range of sporting and leisure facilities is available in the area including golf at Maidenhead, Taplow and Marlow; the David Lloyd Centre and the Braywick Leisure Centre in Maidenhead; horse racing at Windsor and Royal Ascot; polo and horse riding in Windsor Great Park. There is also a cricket club and tennis court in Bray Village.

About this property

Wych Elm is a magnificent house which dates back to 1890 and has been extended by the current owners to create a spacious family home.

The ground floor has a welcoming reception hall leading to all main reception rooms. Of note is the drawing room with its generous proportions, double aspect views, decorative ceiling, feature fireplace and French doors opening to the garden. The dining room has a feature fireplace and the kitchen/breakfast room offers a range of traditional country style units, integrated appliances and an Aga set into the original fireplace. Adjoining the kitchen/breakfast room are both the utility room and family room. A study and cloakroom complete this floor.

On the upper floors, there is a double aspect main bedroom suite with a door to the balcony, adjoining dressing room with fitted wardrobes and en suite bathroom. Five further bedrooms two of which are en suite and a family bathroom complete this floor.

The wrap round gardens at Wych Elm have been designed incorporating an expansive lawn, mature well stocked borders, feature willow tree and paved terrace ideal for 'al fresco' dining. The heated outdoor pool with paved surround makes this a great family garden. Finally a double garage with storage space above is at the front of the property.

N.B. Riverside garden with mooring available by separate negotiation.

Agents Note photography taken 10/10/2016





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Gross internal area (approx) 3328 sq ft

Outbuildings 424 sq ft

Total 3742 sq ft

John Henson

Savills Windsor

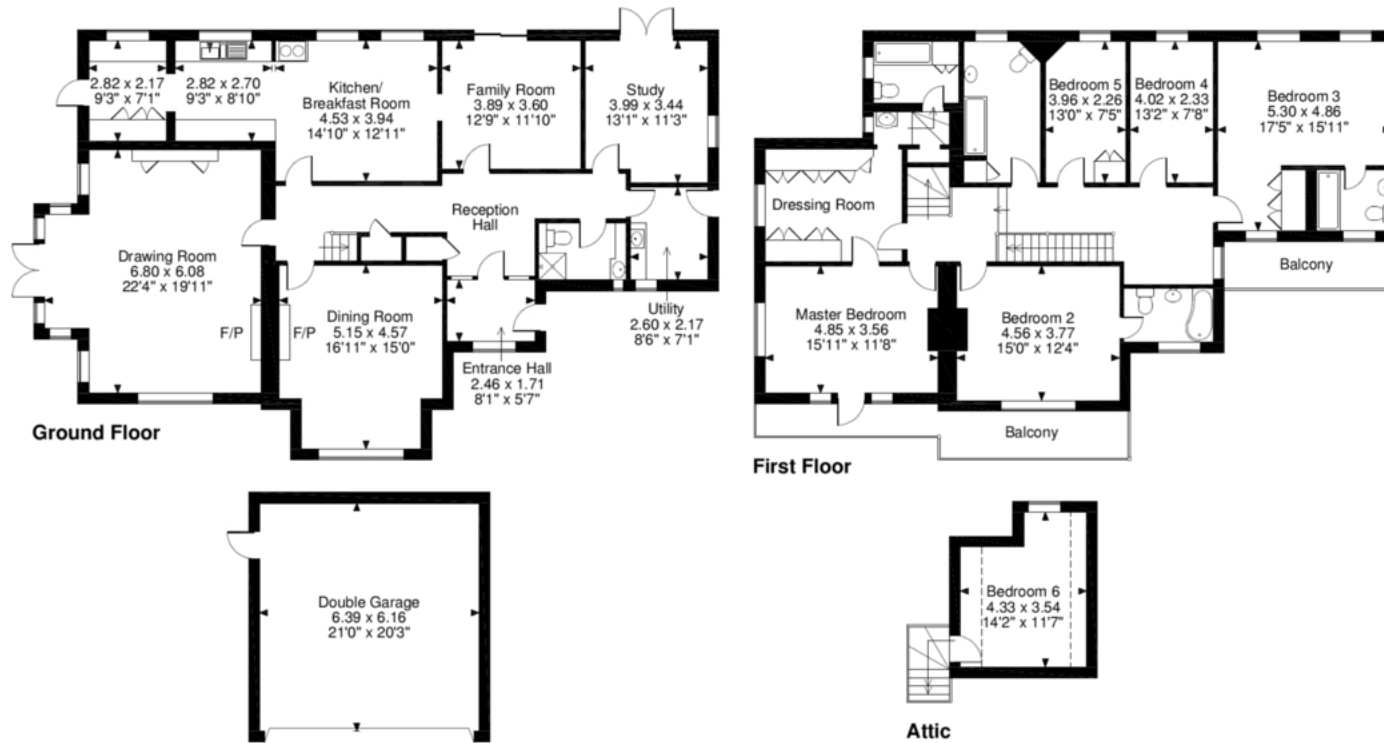
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Wych Elm, Maidenhead
 Main House gross internal area = 3,328 sq ft / 309 sq m
 Garage gross internal area = 424 sq ft / 39 sq m
 Total gross internal area = 3,752 sq ft / 349 sq m



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 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		80
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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