



HOUSE SET IN A TUCKED AWAY LOCATION IN THE HEART OF BRAY VILLAGE

FOUR SEASONS,
FERRY ROAD, BRAY SL6 2AT

Freehold



WONDERFULLY LOCATED HOUSE WITH PRIVATE GARDEN

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Reception hall ♦ sitting/dining room ♦ study ♦ kitchen/ breakfast room ♦ 5 bedrooms ♦ utility room ♦ bathroom ♦ cloakroom ♦ double garage ♦ garden

Situation

Four Seasons is situated within the heart of 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.

Fast rail connections (20 minutes at peak times) are available to London (Paddington) from Maidenhead. Crossrail, the new high speed service, is due to begin running from Maidenhead in 2019. Maidenhead station is close by so this is an ideal location for commuting to London. For road commuters the M4 may be accessed via Junction 8/9 and provides access to Heathrow, London, the West Country and the M25.

A wide range of sporting and leisure facilities are available in the area including horse racing at Windsor and Royal Ascot and horse riding in Windsor Great Park. Beautiful walks include Cliveden, Basildon Park and Windsor Great Park. There is boating on the River Thames and Bray Lake. There are also leisure facilities (including fitness and swimming) at the David Lloyd Centre and Magnet Leisure Centre in Maidenhead and Castle Royle Golf and Country Club. 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.

There is extensive schooling in the area including Oldfield School, Braywick Court Free School, Holyport College sponsored by Eton College, St. Piran's, Highfield Preparatory School and Claire's Court in the local area. As well as Upton House and St. George's in Windsor, Papplewick and St. Mary's in Ascot and Eton College. NB. Please refer to schools directly for admissions policies.



Description

Four Seasons is set in a tucked away location right in the heart of pretty Bray Village. This is a highly desirable location. Four Seasons is a detached family home offering over 2000 sq/ft of living space arranged over two floors, with many of the rooms enjoying a pleasant outlook over the rear gardens. The accommodation would benefit from a degree of modernisation and presents an excellent opportunity for those seeking a project or wishing to create their own ideal home (subject to planning permission).

Ground Floor

- Reception hall giving access to all reception rooms
- Double aspect sitting/dining room with feature fireplace, large windows overlooking the garden and direct garden access
- Study with a wonderful view over the garden
- Kitchen/breakfast room fitted with a range of kitchen units and a breakfast area with built-in seating
- Utility room with a selection of units, direct garden access
- Cloakroom

First Floor

- Master bedroom with built-in wardrobes and double aspect views
- 4 further bedrooms (3 with built-in wardrobes)
- Family bathroom

Four Seasons is set on a plot of about 0.67 of an acre. To the front of the property the long gravelled drive way leads you to the front of the property. It provides parking for several cars and leads to the double garage.

To the rear of the property is a wonderfully private rear garden with an expansive lawn edge with mature shrub and tree borders. Feature trees included several fruit trees and a wonderful magnolia tree. The paved terrace adjoining the house is the perfect vantage point for enjoying the garden as well as being an ideal space for outdoor entertaining.



Tenure:

Freehold

Local Authority:

Royal Borough of Windsor & Maidenhead

Viewing:

Strictly by appointment with Savills



Four Seasons, Bray
 Main House gross internal area = 2,037 sq ft / 189 sq m
 Garage gross internal area = 319 sq ft / 30 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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