



Delightful cottage in the heart of Bray village

St. Anthony's Cottage, 12A Ferry End, Ferry Road, Bray, Berkshire SL6 2AS

Freehold



Reception hall • sitting/dining room • wine cellar • study • 2 bedrooms • 2 bathrooms • garden

Local information

Ferry Road is situated at the heart of the picturesque culinary village of Bray with the renowned Michelin starred restaurants, the Fat Duck, Waterside Inn and Hinds Head. Maidenhead offers a wide range of shopping and leisure amenities, with further amenities being available in Windsor.

Rail access to London (Paddington) is available from Maidenhead; Crossrail, the new high speed service, is due to begin running soon. 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. In addition, there is a tennis court, cricket ground and club, gift shop and play area within the village.

Local schools include Oldfield School, Braywick Court Free School and Holyport College sponsored by Eton, plus independent schools including St. Pirans, Claires Court and Highfield Preparatory School.

About this property

A delightful character cottage situated in the heart of the highly desirable Thames-side village of Bray. This two bedroom property offers immaculately presented accommodation arranged over two floors in a tucked away

location.

The cottage was formerly a coach house in the late 1800's. The property has been extensively improved; some of the benefits are under floor heating on the ground floor and in the en suite bathroom, wine cellar, new flooring, new kitchen, new bathrooms, windows and doors.

On the ground floor is the spacious sitting room with exposed brick fireplace, access to the wine cellar and French doors to the garden. The country style kitchen offers a range of units and leads to the study/conservatory with glass roof and access to the garden.

On the first floor are two charming bedrooms. The master bedroom has built in wardrobes, wood flooring and an en-suite wet room. A further bedroom and a well appointed family bathroom complete the accommodation on this floor.

The walled rear garden has been thoughtfully designed to provide space to enjoy 'al fresco' entertaining on the paved terrace. The lawn is edged with borders which have been planted to provide year round interest.

At the front of the property is a paved terrace and wood store. This space can also be accessed from the study/conservatory creating an additional space to enjoy the outdoors.

Photography taken May 2020





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Gross internal area (approx) 1034 sq ft

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Ferry End, Maidenhead
Main House gross internal area (Excludes 'Eaves') = 1,045 sq ft / 97 sq m



Ground Floor

First Floor

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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			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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