



# Contemporary family home set in pretty Bray Village

**Grenville House, Old Mill Lane, Bray, Berkshire SL6 2BG**

Freehold





Reception hall • 3 reception rooms • kitchen/breakfast room • 5 bedrooms (1 en suite) • 2 further bathrooms • utility room • garage & off-road parking • garden

#### Local information

Grenville House 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 soon. The M4 is 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 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.

#### About this property

Grenville House is located on a private road on the edge of Bray village with views over open fields to the front of the property. The house has been extended and improved by the current owners and provides spacious accommodation with contemporary styling throughout. The layout is perfectly suited to for both entertaining and family life.

The property also has planning permission to extend. This is for a part single/part two storey rear extension with Juliet balcony, first floor front extension with Juliet balcony application number 18/03082/FULL.

On the ground Floor the generous reception hall creates a welcoming entrance and leads to all rooms. The double aspect family room has French doors opening on to the front garden. The stylish sitting room has double aspect views, bespoke built-in display/storage units, modern wood burner with built-in log storage and sliding doors opening onto the garden terrace. The stunning kitchen has been designed to the heart of this family home. It has a comprehensive range of sleek contrasting units, integrated appliances, large central island with breakfast seating and bi-fold doors opening onto the garden. This room also cleverly incorporates an informal dining/seating area perfect for busy family life. The conservatory/dining room is open-plan to the kitchen and is a light and airy





space with lovely views over the garden. This is the ideal space for formal dining with French doors leading to the garden terrace. The large utility/boot room has laundry plumbing, coat storage and access to the wet room along with direct garden access. This floor is completed by a fully tiled wet room.

**Tenure**  
Freehold

**Local Authority**  
Royal Borough of Windsor & Maidenhead

EPC rating = C

**Viewing**  
Strictly by appointment with Savills

On the first floor the generous main has built-in wardrobes, pretty double aspect views to the front of the property and luxurious en suite bathroom with modern free-standing bath and separate double shower. There are four further beautifully presented bedrooms and two modern family bathrooms.

To the front of the property is a gravelled driveway leading to the garage which also provides parking for several vehicles. The garden is principally laid to lawn with mature shrub borders and provides a welcoming entrance to the property.

The rear garden is principally laid to lawn with well stocked sleeper edged borders, covered terrace as well as a paved sun terrace which is the perfect space for outdoor entertaining.

Agents Note. We wish to inform prospective buyers of this property that the seller is an employee of Savills.

N.B. Photography taken  
15/05/2018



**Grenville House, Old Mill Lane, Bray, Berkshire SL6 2BG**  
**Gross internal area (approx)** 2636 sq ft  
**Outbuildings** 228 sq ft  
**Total** 2864 sq ft



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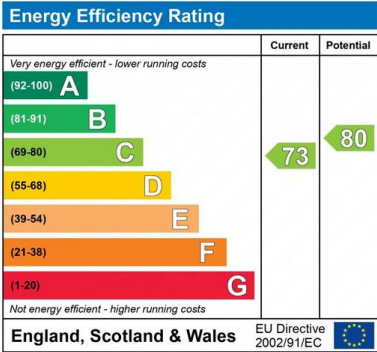
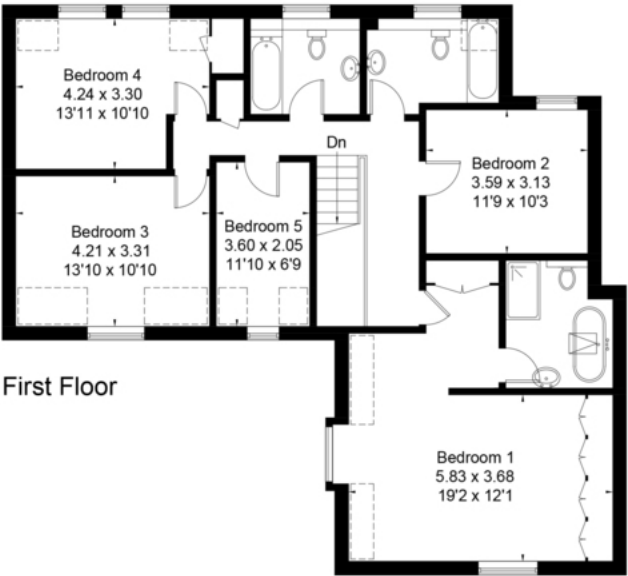
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**Grenville House, Old Mill Lane, Bray, Maidenhead, Berkshire, SL6 2BG**

Gross Internal Area (approx) = 244.9 sq m / 2636 sq ft  
Garage = 21.2 sq m / 228 sq ft  
Total = 266.1 sq m / 2864 sq ft  
For identification only. Not to scale.  
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= Reduced headroom below 1.5m / 5'0



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