



## Architect designed house set in landscaped gardens

**Bracton, Glebe Road SL6 1UH**

Freehold





Reception hall • sitting room • kitchen/dining/family room • main bedroom suite • 5 further bedrooms (2 en suite) • family bathroom • utility room & cloakroom • double garage & gardens

#### Local information

Bracton is situated on the prestigious Fisheries Estate in 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 soon. Maidenhead station about 1 mile away make this so ideal location for commuting to London. For road commuters the M4 may be accessed via Junction 8/9 (about 3 miles) 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 Braywick Leisure Centre in Maidenhead and Wentworth Golf Club, host to the

annual BMW PGA championship, Castle Royle Golf and Country Club. Local annual events include Royal Ascot and Henley Regatta.

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 (approximately 6.4 miles away). NB. Please refer to schools directly for admissions policies.

#### About this property

Bracton is a unique architect designed property. Crafted with great attention to detail to produce a house that meets the demands of modern living. Chic design combined with practical detailing have ensured that this home is unlikely to disappoint. Some of the features are the flowing layout, underfloor heating on the ground floor, contemporary staircase, engineered wood floors, bespoke fitted kitchen, Porcelanosa fitted bathrooms, PVC plantation shutters and TV points in all bedrooms.

Bracton has contemporary façade with clean lines and modern colour palette which is mirrored in the hardscaping of the garden. Well-stocked beds with both structural planting and variegated foliage complement



the house and create a welcoming entrance.

The reception hall has a stunning staircase with oak balustrade and glass panels leading to the upper floors. In the elegant sitting room are double aspect views, bespoke cabinetry, contemporary inset real flame gas fire and doors opening on to the garden terrace. The kitchen/dining/family room has been thoughtfully designed to provide the feel of the highly desired open plan living space whilst zoning the space for practical purpose. The chic kitchen is fitted with an extensive range of drawers, cabinets, integrated appliances around a large island with breakfast bar seating. The dining space is divided from the family space by a double sided real flame fire. A stunning centre piece to this room. Bi-fold doors open the whole room out on to the decked sun terrace. Wonderful for indoor/outdoor relaxing and entertaining. A utility room with laundry plumbing and outside access, a cloakroom and an en suite bedroom complete this floor.

On the first floor the main bedroom suite is truly the highlight. The pitched angled ceiling is mirrored by window detailing with a Juliet balcony overlooking the garden. The dressing room is fitted with wardrobes and storage. This leads to the luxurious en suite bathroom with contemporary freestanding soaking tub, separate shower and vanity sink. Stairs lead up to the second floor office with skylight and access to boarded loft storage. There are four further beautifully presented bedrooms (one en suite) and a stunning family bathroom on this floor.

The rear garden at Bracton is principally laid to lawn with relaxation and entertaining terraces creating charming garden rooms. Adjoining the house the raised decked terrace leads down to a paved entertaining terrace. Perfect for 'al fresco' dining. Whilst a gazebo terrace at the end of the garden provides a space for relaxation. These areas are beautifully brought together by the combination of formal planting, seasonal colour and variegated foliage.

**Tenure**  
Freehold

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

**Viewing**  
Strictly by appointment with Savills





**Bracton, Glebe Road SL6 1UH**  
**Gross internal area (approx)** 3165 sq ft  
**Outbuildings** 285 sq ft  
**Total** 3450 sq ft

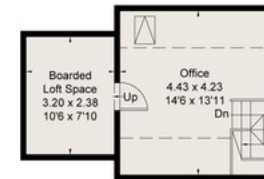
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Approximate Area = 294 sq m / 3165 sq ft  
 (Including Loft Space / Excluding Void)  
 Garage = 26.5 sq m / 285 sq ft  
 Total = 320.5 sq m / 3450 sq ft  
 Including Limited Use Area (17.7 sq m / 190 sq ft)  
 For identification only. Not to scale.  
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Second Floor



Ground Floor



First Floor

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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