



Fine detached house set in desirable Bray Village

Millbrooke House, Old Mill Lane, Bray, Berkshire SL6 2BD

Freehold



Reception hall • 3 reception rooms • study • kitchen • 4 bedrooms (1 en suite) • family bathroom • cloakroom • garden with summer house & Jacuzzi

Local information

Millbrooke House is situated in the picturesque culinary village of Bray. Set on a private road on the edge of the village.

Bray has 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 easily accessible, leading to Heathrow Airport, Central London, the West Country and the M25.

The area has many well regarded schools which include Oldfield School, Braywick Court Free School and Holyport College, plus independent schools including Lambrook, St. Pirans, Claires Court and Highfield Preparatory School.

About this property

This property offers excellent rooms for relaxing and entertaining. The modern décor and flexible living space makes this a highly desirable family home. Of particular note is the engineered wood floor that runs through the main reception rooms.

On the ground floor the family room is cleverly styled to provide space for relaxing to one end with a feature wall with inset T.V. The home bar at the other end is fitted with wine fridges and seating. This has created an excellent room for entertaining with bi-fold doors opening on to the terrace. The spacious sitting room has a contemporary inset fireplace creating a wonderful centrepiece with bi-fold doors opening the room on to the sun terrace. The well-equipped kitchen has a comprehensive range of units, integrated appliances, granite worktops and doors opening on to the garden. This floor is completed by a study and cloakroom.

On the first floor the spacious main bedroom has double aspect views and wardrobes. Three further beautifully presented bedrooms (one en suite) and a modern fully tiled family bathroom complete this floor.

To the front of the property the expansive gravelled driveway provides parking for several cars. To the rear of the house the landscaped garden is principally laid to lawn and features a large paved entertaining terrace adjoining the house. This is perfect for outdoor entertaining. The summer house with a Jacuzzi hot tub completes the garden features.

N.B photography taken 26/10/21

Tenure

Freehold





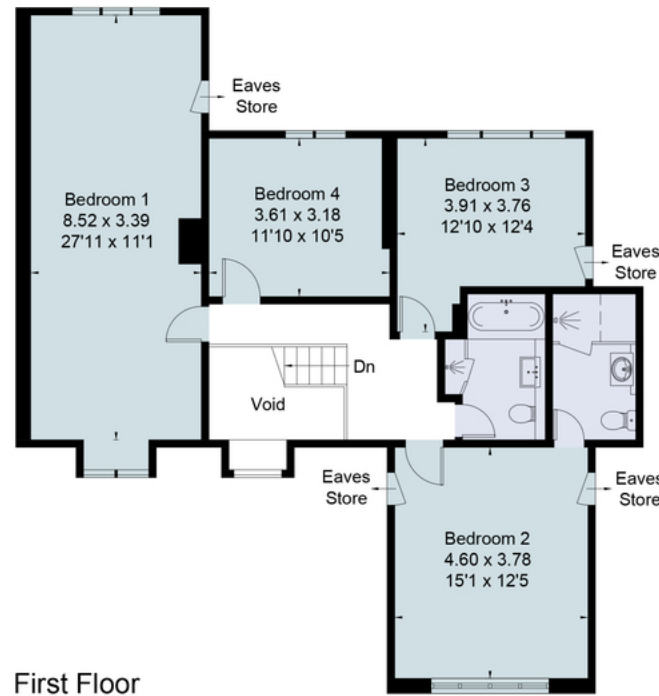
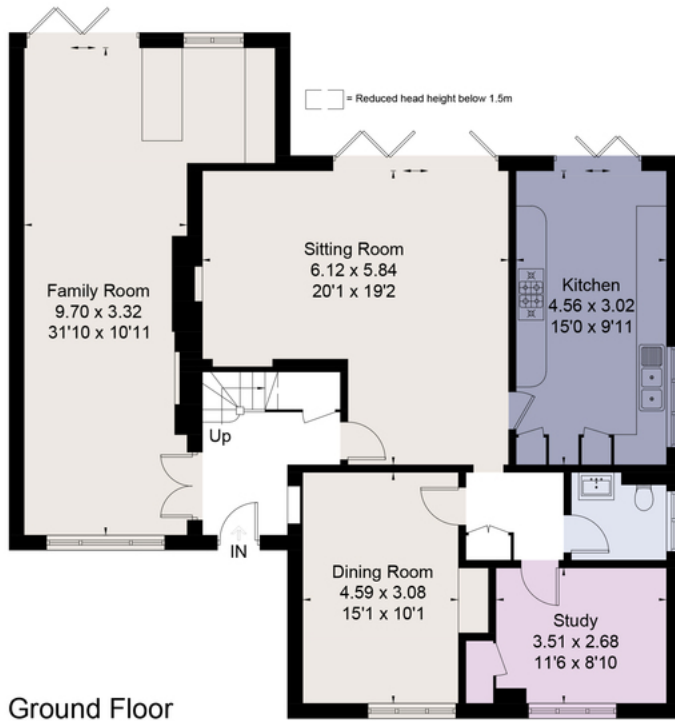
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Gross internal area (approx) 2401 sq ft

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Approximate Area = 223.1 sq m / 2401 sq ft (Excluding Void)
 Including Limited Use Area (1.2 sq m / 13 sq ft)
 For identification only. Not to scale.
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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) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(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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