



**The Minstrels, Fishery Road, Bray, Berkshire SL6 1UP**

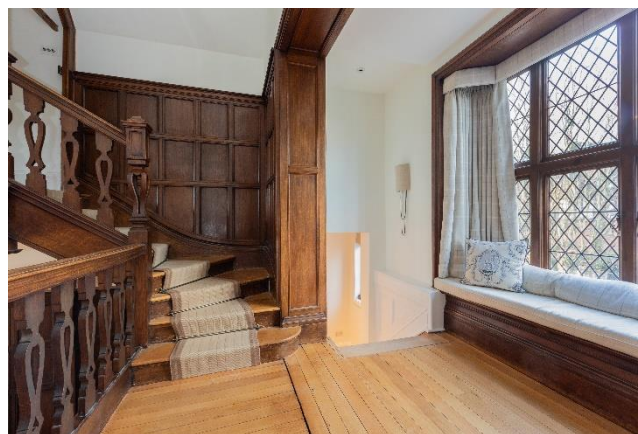


## THE MINSTRELS, FISHERY ROAD, BRAY, BERKSHIRE SL6 1UP

PRICE: £3,300,000 FREEHOLD

An outstanding family home forming part of an impressive Edwardian Riverside residence enjoying direct River frontage with mooring of approximately 75ft on a particularly beautiful stretch of the Bray Reach of the River Thames. The property provides well-presented accommodation of approx. 4814 sq ft which boasts many original features, exposed beams, a minstrels gallery overlooking the dining room, period fireplaces and limestone flooring throughout much of the ground floor. In addition to the main house, there is ancillary accommodation in the form of a self-contained annexe comprising a kitchen, bed 6/sitting room and en-suite shower room. The picturesque village of Bray is within walking distance, and offers an impressive array of restaurants and public houses including the renowned Michelin starred Fat Duck and the Waterside Inn. Maidenhead town centre is easily accessed and provides a mainline railway station and Elizabeth Line connection to London Paddington.

\*RECEPTION HALL \*CLOAKROOM \*IMPRESSIVE DRAWING ROOM WITH FEATURE FIREPLACE \*LARGE DINING ROOM WITH MINSTRELS GALLERY \*STUDY \*LARGE CLIVE CHRISTIAN KITCHEN/BREAKFAST ROOM WITH A FINE RANGE OF UNITS & INTEGRAL APPLIANCES, TWO AGAS – ONE GAS & THE OTHER ELECTRIC \*BEDROOM 6/STUDIO WITH KITCHEN AREA & EN-SUITE SHOWER ROOM \*FIRST FLOOR LARGE MASTER BEDROOM WITH LOVELY VIEWS OF THE RIVER THAMES WITH LARGE DRESSING ROOM & EN-SUITE BATHROOM \*THREE FURTHER BEDROOMS – ONE WITH WALK-IN WARDROBE \*BEDROOM 4 WITH EN-SUITE SHOWER ROOM \*FAMILY BATHROOM \*LOVELY RIVERSIDE GARDENS WITH VIEWS OVER THE RIVER THAMES & DIRECT ACCESS TO MOORING \*SMALL SWIMMING POOL\*ON-ROAD PARKING \*GARAGE SITUATED IN NEARBY BLOCK \*EPC RATING D










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Approximate Gross Internal Area = 447.2 sq m / 4814 sq ft



Council Tax Band H – currently £3116.68 per annum

 = Reduced headroom below 1.5m / 5ft



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.



39-41 High Street, Maidenhead, Berkshire SL6 1JF  
 Tel: 01628 674234 Fax: 01628 785432  
 Email: property@braxtons.co.uk  
 braxtons.co.uk

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