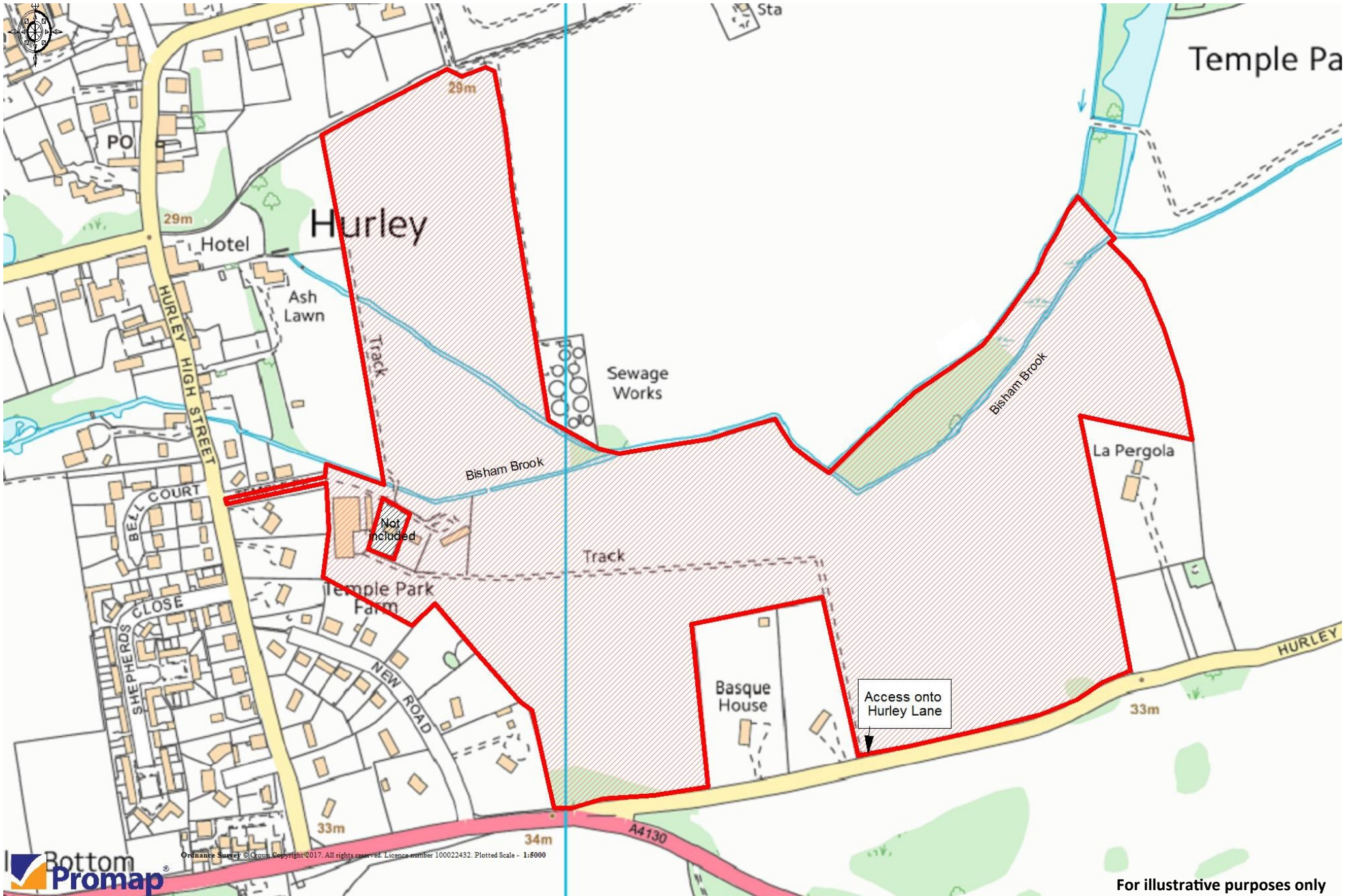


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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



Temple Park Farm, High Street, Hurley, Maidenhead SL6 5LT  
Farmhouse & Cottage, approximately 14,300 sq ft of agricultural buildings & 67 acres of land



Temple Park Farm  
High Street  
Hurley  
Maidenhead  
Berkshire

Comprising Home Paddock a detached 4 bedroom bungalow, Jersey Cottage a detached 3 bedroom house, approximately 14,300 sq ft farm buildings and approximately 67 acres (27 hectares) of land in a sought after village location

**Situation**

Temple Park Farm is situated in the picturesque village of Hurley in Berkshire, approximately 0.5 miles from the River Thames. Local towns include Marlow (4 miles), Henley-on-Thames (5 miles) and Maidenhead (6 miles) with direct rail service from Maidenhead to London Paddington (train journeys from 21 minutes). Car journey time to Heathrow airport 25 minutes.

**Directions**

From J8/9 of the M4 take the A404 (signposted High Wycombe), and then take the exit marked Henley A4130. Take the second exit on the roundabout signposted A4130 Hurley. Turn right onto Hurley High Street. Turn right onto a private farm drive signed Temple Park Farm as shown cross hatched brown on the plan on page 6. Please note the postcode SL6 5LT may lead you to the wrong location.





## Home Paddock

Home Paddock is a detached four bedroom bungalow of brick construction under a tile roof built in the 1970s.

### Accommodation comprises:

Entrance hall with adjoining wc, a central corridor with doors off to three bedrooms, family bathroom with hand basin, wc and bath with shower screen. A master bedroom with en-suite bathroom with bath, hand basin, wc and bidet. A sitting room with sliding patio doors, stone fireplace and wood panelling, dining room, kitchen with fitted cupboards, utility, WC, lobby and boiler room.

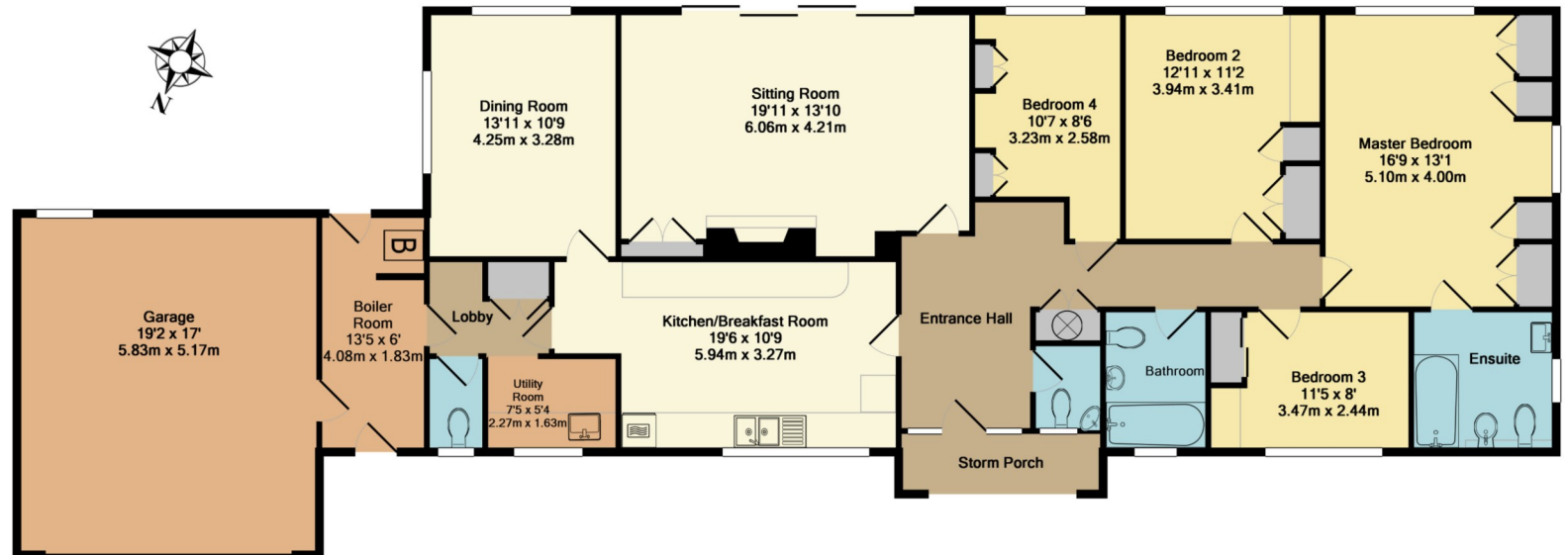
The property includes a linked double garage and lean to store.

### Outside

Home Paddock has a generous garden laid mostly to lawn, with two patios and a car turning circle in front of the property, with parking for several cars. The property benefits from views over open countryside.

Address: Home Paddock Temple Park Farm, High Street, Hurley  
RRN:

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92-100) <b>A</b>	<b>89</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>53</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 2002 SQ.FT. (186.0 SQ.M.)  
Made with Metropix ©2017



Address: Jersey Cottage Temple Park Farm, High Street, Hurley, MAIDENHEAD, Berkshire, SL6 5LT  
 RRN:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		85
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	41	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Jersey Cottage

Jersey Cottage is a detached three bedroom cottage with garage of brick construction under a tile roof.

### Accommodation comprises:

**Ground Floor:** Entrance hall, kitchen, dining room and sitting room with open fireplace and patio door into the garden.

**First Floor:** Three bedrooms and a family bathroom with bath, wc, hand basin and electric shower.

### Outside

The property is surrounded by a garden laid mostly to lawn. There is an attached double garage with storage above and parking for several cars.



## Farm Buildings

The farm buildings are a mix of brick buildings and more modern steel and concrete portal framed buildings providing approximately 14,300 sq ft.

### Building 1

Open fronted building with brick walls and fibre cement roof 1,430sq ft.

### Building 2

Brick walls, fibre cement roof, concrete floor 250 sq ft.

### Building 3

Brick walls, fibre cement roof, concrete floor 210 sq ft.

### Building 4

Brick walls, fibre cement roof, concrete floor 650 sq ft.

### Building 5

Brick walls, fibre cement roof, concrete floor 450 sq ft.

### Building 6

Steel portal frame, fibre cement roof, part concrete block walls, concrete floor 3,330 sq ft.

### Building 7

Steel portal frame, fibre cement roof, part concrete block walls, concrete floor with lean to of same construction 1,830 sq ft.

### Building 8

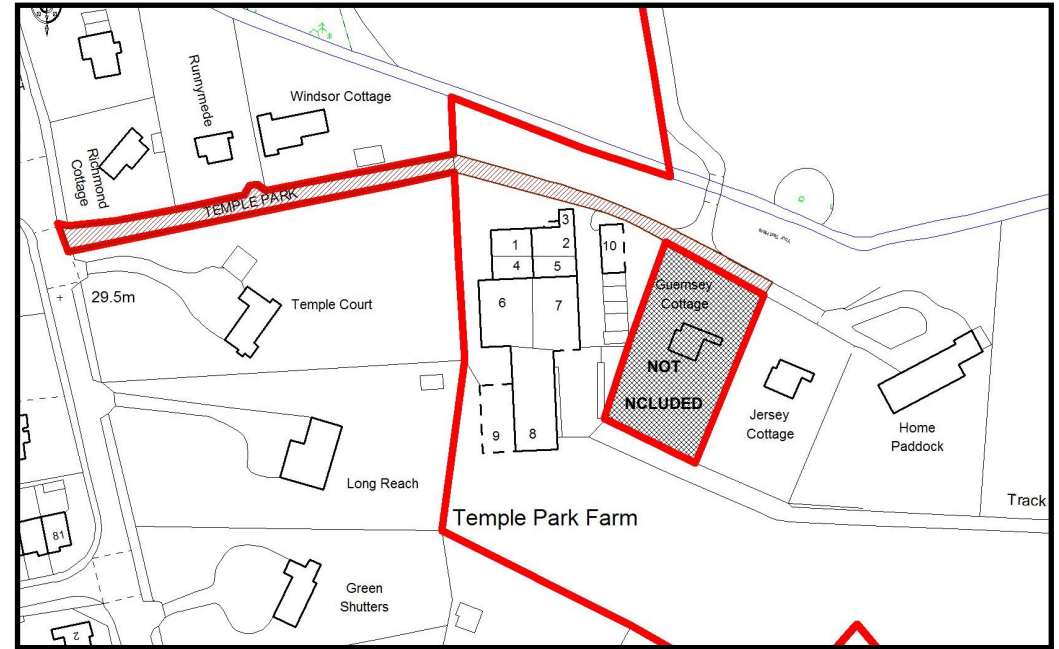
Steel portal frame, fibre cement roof, concrete floor 2,840 sq ft.

### Building 9

Steel portal frame, fibre cement roof, earth floor 1,570 sq ft.

### Building 10

Open fronted building with 7 bays, fibre cement roof, part concrete/ earth floor 1,810 sq ft.



## Land

The whole farm is approximately 67 acres (27 hectares) of which approximately 12 acres are permanent pasture, 48 acres arable land and the remainder buildings, garden and waste land.

### Land Classification

The land is shown on the Ministry of Agriculture Land Classification Map as Grade 2.

### Basic Payment Scheme

The land is registered for the Basic Payment Scheme but is not registered for any environmental schemes.

### Entitlements

Basic Payment Scheme entitlements for the land will be available to purchase on completion at current market value.

### Tenure

The property is offered for sale with vacant possession upon completion, apart from the grassland which is subject to a grazing licence until 31st January 2018.

## Cropping

There will be an ingoing charge for growing crops.

## Access

The property is accessed via a private drive from Hurley High Street over which four neighbouring properties have rights of way. There is also an additional gated vehicle access from track on to Hurley Lane.

## Services

Home Paddock and Jersey Cottage have oil fired central heating and a mains water, electricity and drainage service.

## Restrictions, Rights of Way and Easements

The property is offered for sale subject to all existing rights including rights of way whether public or private, light, support, drainage, water and electricity supplies, other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There are no rights of way.

## Planning

The property is situated within the Green Belt but contains no listed buildings or scheduled monuments and does not fall within a conservation area, Area of Outstanding Natural Beauty or nationally designated protected landscape. The property immediately adjoins the boundary of the recognised settlement of Hurley.





### Local Authority

Royal Borough of Windsor and Maidenhead  
 Town Hall  
 St Ives Road  
 Maidenhead  
 SL6 1RF

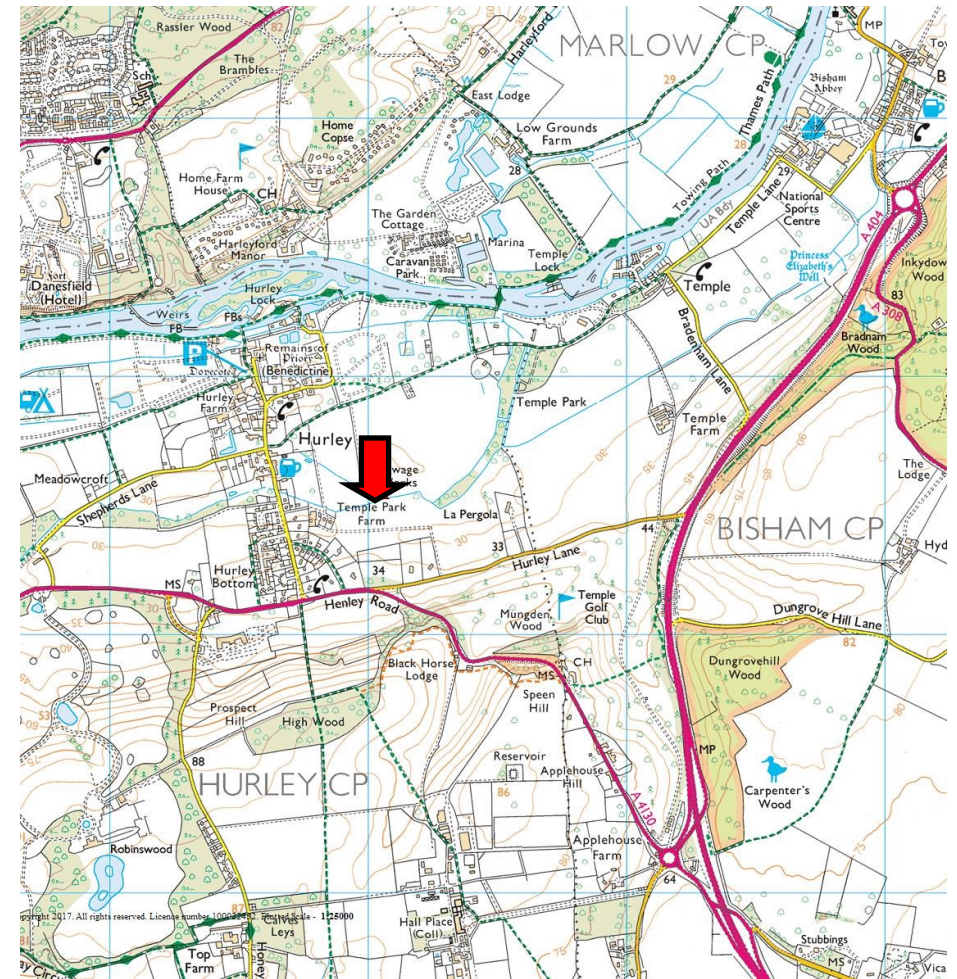
### Viewings

Strictly by appointment with:  
 Simmons & Sons  
 32 Bell Street  
 Henley-on-Thames  
 Oxfordshire RG9 2BH Tel: 01491 571111

### Council Tax

Home Paddock - Tax Band 'G'  
 Jersey Cottage - Tax Band 'F'

Email: [kclarke@simmonsandsons.com](mailto:kclarke@simmonsandsons.com)  
 or [agricultural@simmonsandsons.com](mailto:agricultural@simmonsandsons.com)



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