

River House  
Dorney Reach, Berkshire



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& Parker

Land and property. Since 1885.

## A substantial detached Edwardian house set within manicured riverside grounds, in a prime position along one of the most desirable reaches on the River Thames

River House is an impressive, refurbished home, offering bright and airy accommodation, with the benefit of a guest suite with its own entrance, and a detached studio. Extending to more than 3,400 sq ft, the property provides versatile living space, combining traditional architectural charm with contemporary styling, including herringbone wood flooring and decorative cornicing throughout the principal reception areas.

The grand reception hall, with views of the garden and river beyond, creates a striking first impression and leads to a series of elegant living spaces. There are three generous reception rooms: the drawing room and adjoining sitting room, both with feature fireplaces and direct access to the south-west facing garden terrace, and the formal dining room, also with a fireplace, and a bay window. The kitchen is beautifully fitted with bespoke cabinetry, modern integrated appliances and built-in bench seating, and there is space for a breakfast table, thereby creating ideal space for informal dining. Located off the reception hall is a study for those seeking to work from home, and a generous guest bedroom with en suite facilities and its own outside access, offering excellent space for guests or extended family. The ground floor is completed by a utility room and a guest cloakroom.

On the first floor, the principal suite is a particular highlight, featuring a luxurious marble-tiled en suite bathroom and private access to a balcony with a wonderful view over the rear garden to the river beyond. Four further well-proportioned bedrooms are served by a contemporary family bathroom and separate shower room, all finished in neutral décor with excellent natural light.

**4,078 sq ft (379 sq m) inc. garage & studio**

**4 reception rooms**

**6 bedrooms | 4 bathrooms**

**Double garage**

**Landscaped gardens | 62ft mooring**

**Freehold | Village**

**No onward chain**

**Offers in excess of: £2,250,000**



The property is approached via electrically operated, wrought-iron gates, opening onto a generous driveway providing parking for multiple vehicles and access to the double garage. The remainder of the front garden is laid to lawn and features a detached studio, providing bonus space for a variety of uses such as a gym, studio or home office. The rear gardens are beautifully landscaped, featuring an expansive level lawn bordered by mature trees and vibrant planting. To the rear of the house is a covered veranda that provides a sheltered setting for al fresco entertaining throughout the year. Beyond the formal garden, gated access leads to the towpath and river frontage where steps lead down to the 62ft deep water mooring and landing stage.

### Location

River House is situated in the highly regarded riverside village of Dorney Reach, just a short distance from the pretty village of Dorney. Neighbouring Eton Wick and Taplow, and a Sainsburys store and a retail centre are also within easy reach. The towns of Maidenhead and Windsor provide a more extensive range of shops, restaurants and leisure facilities, while Windsor and Eton offer further cultural, dining and historic attractions. The property is also located close to Dorney Rowing Lake, Dorney Common and Dorney Wetlands, providing opportunities for walking enthusiasts. The area is well served for schooling, with highly regarded options including Dorney CE Primary School, alongside well-known independent schools such as Eton College, Claires Court School and Lambrook School, as well as grammar schools in Reading and Slough.

Excellent transport links are available nearby, with rail services from Maidenhead, Taplow and Slough (Elizabeth Line) providing fast connections into London Paddington and the City, and to London Waterloo from both Windsor and Datchet. Heathrow Airport is also within convenient reach.

Postcode region: SL6

### General

Local Authority: Buckinghamshire Council  
Services: Mains electricity, gas, water and drainage  
Council Tax: Band H  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

River House, Dorney Reach Road, Dorney Reach

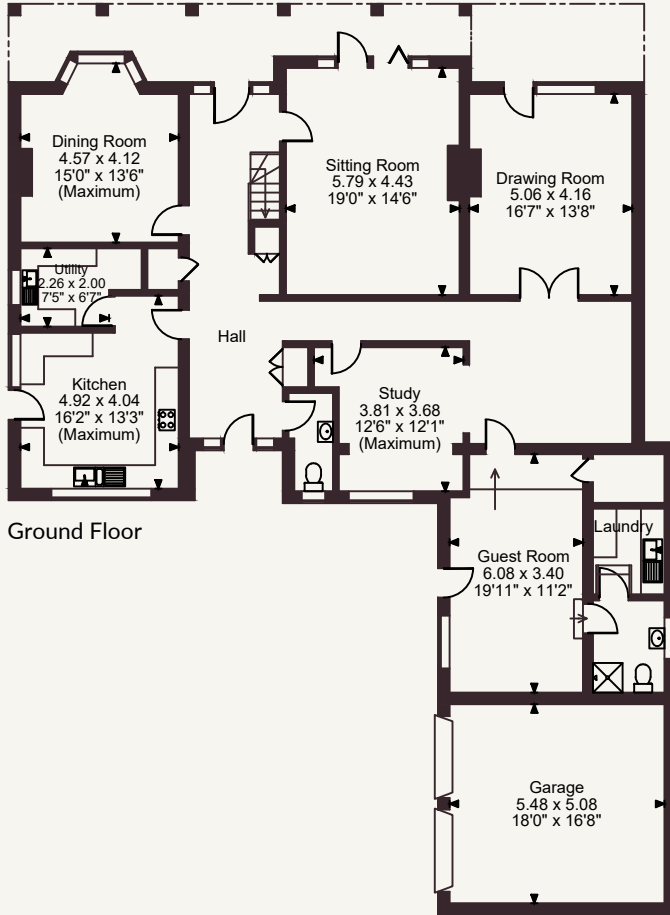
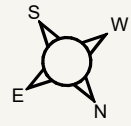
Main House internal area 3,475 sq ft (323 sq m)

Garage internal area 300 sq ft (28 sq m)

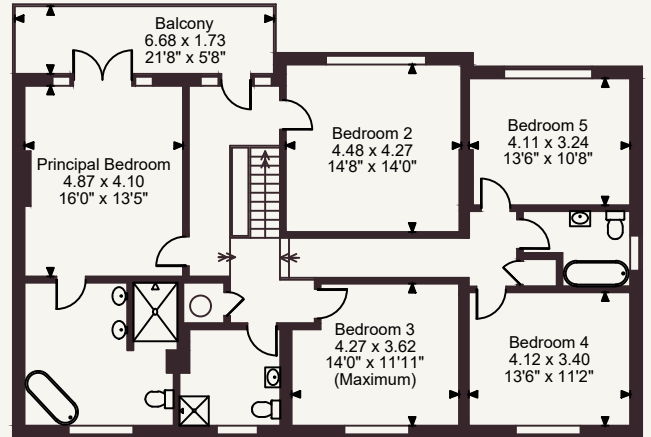
Studio internal area 303 sq ft (28 sq m)

Balcony external area = 123 sq ft (11 sq m)

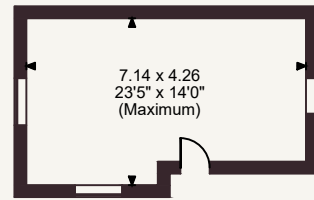
Total internal area 4,078 sq ft (379 sq m)



Ground Floor



First Floor



Studio

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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