



Hill House
Ferry Road, Bray, Berkshire

STRUTT
& PARKER
BNP PARIBAS GROUP

An exceptional family home with designer gardens and two multi-purpose barns

A truly exceptional period residence in a picturesque riverside village, offering expansive and immaculately presented living space. The creatively designed gardens offer year-round aesthetic appeal and two versatile barns are a standout feature, expertly converted to house an outdoor kitchen, a gym, games room, and home office



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE & CONVERTED BARN



GARDENS, ABOUT 0.45 ACRES



FREEHOLD



VILLAGE



4,675 SQ FT



**GUIDE PRICE
£2,950,000**



The property

Located at the heart of the scenic village of Bray, Hill House is an outstanding family home that combines meticulous design with modern luxury.

The property has been thoughtfully finished to create stylish living space, perfect for both sophisticated entertaining and comfortable family life. To meet the demands of a contemporary lifestyle, premium features include a multi-room audio/video system, customisable mood lighting, under-floor heating, and modern fireplaces in the formal reception rooms.

The hub of the house is the comprehensively fitted open-plan kitchen/breakfast room featuring sleek Poggenpohl cabinetry, a central island, and Gaggenau appliances. A wall of bi-folding doors open out to combine indoor and outdoor living areas, a feature that is echoed in the drawing room and family room; sliding glass pocket doors connect this room to the family room, thereby offering a versatile, open-concept layout.

For large-scale entertaining, the capacious drawing room is equipped with a projector and drop-down cinema screen, while the sitting room provides a more intimate setting and could be utilised as a study. The ground floor further comprises a formal dining room, a guest bedroom with en suite shower room, a utility room, and a cloakroom.

The first floor is home to the principal suite, featuring an en-suite bathroom and a spacious roof terrace overlooking the gardens. Three additional well-appointed bedrooms, one with its own shower room, and a modern family bathroom complete this level.

Outside

The enclosed south-west facing gardens have been creatively designed as a private sanctuary and entertainment hub, featuring tranquil seclusion and year-round visual interest provided by well-stocked beds and borders, along with a diverse array of



mature shrubs and architectural trees. An extensive paved sun terrace, precision-laid to provide the ultimate space for alfresco entertaining, is complemented by an extensive, open-fronted outdoor kitchen complete with dining space, situated within one of the converted barns. These high-end conversions are multi-functional and also contain a home office, gym, garage and games room divided by glazed bi-folding doors, and a workshop.

The gardens also feature a quaint rose covered, brick-pillared pergola and, situated to the side of the house, a charming courtyard garden which may be accessed from the kitchen/breakfast room.

The property is accessed via an electrically operated gate and gravelled driveway/parking area. There is also a wrought-iron pedestrian gate that opens into the courtyard garden.

Distances

- M4 (Jct 8/9) 1.7 miles
- Maidenhead 1.9 miles
- Windsor 5.2 miles
- Heathrow Airport (T5) 14 miles
- Central London 29.2 miles

Key Locations

- Cliveden House Hotel & Spa (National Trust)
- Braywick Nature Centre
- Jubilee River/Dorney Wetlands
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- LEGOLAND Windsor Resort
- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Runnymede (Magna Carta Memorial)





Location

Hill House is situated in the heart of the picturesque village of Bray, with its impressive array of Michelin starred restaurants including Heston Blumenthal's Fat Duck and Hinds Head, and the Waterside Inn, owned by the Roux brothers. The Crown and Caldesi in Campagna are also within striking distance.

Maidenhead town centre offers an excellent range of shopping/leisure facilities, whilst further amenities available can be found in Windsor.

The location combines the advantage of village living with the convenience of excellent transport links and easy access to London, the motorway network (Junction 8/9 of the M4 is just 1.5 miles away), and Heathrow Airport. Rail services to London Paddington are available from Maidenhead and Taplow stations, both of which benefit from the Elizabeth Line.

Golf is available at Maidenhead, Taplow, Marlow and Cookham, and horse racing at Windsor and Ascot. Boating may be enjoyed on the River Thames at Maidenhead, Windsor, and at nearby Henley, home to the renowned Henley Regatta; water sports at Bray Lake and rowing on Dorney Lake. Bray village itself has a cricket club and tennis court.

Educational opportunities are exceptional with excellent schools in the area, in both the state and independent sectors.



Nearby Stations

- Maidenhead
- Taplow

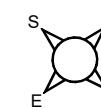
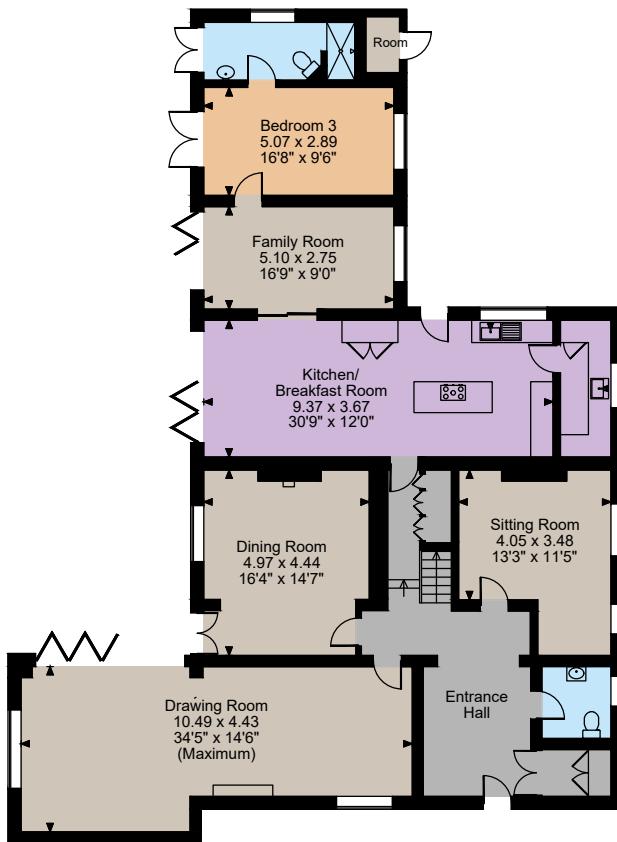
Nearby Schools

- Cliveden House Hotel & Spa (National Trust)
- Braywick Nature Centre
- Jubilee River/Dorney Wetlands
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- LEGOLAND Windsor Resort
- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Runnymede (Magna Carta Memorial)









Floorplans

House internal area 3,166 sq ft (294 sq m)
 Outbuilding internal area 1,509 sq ft (140)
 Total internal area 4,675 sq ft (434 sq m)
 For identification purposes only.

Directions

Post Code: SL6 2AT

what3words: ///camera.refers.rinse

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

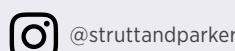
EPC Rating: C

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2025. Particulars prepared January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Windsor

16 Park Street, Windsor, Berkshire SL4 1LU
01753 257217

windsor@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.

**STRUTT
& PARKER**
BNP PARIBAS GROUP