



High Trees  
River Gardens, Bray, Berkshire

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# High Trees

## River Gardens, Bray

### Berkshire SL6 2BJ

A Tudor-style, detached family home in a private road overlooking a central green, with planning permission to extend, close to the River Thames

Maidenhead station 2.8 miles (London Paddington 25 minutes), M4 (Jct 8/9) 2.2 miles Windsor 5.4 miles, Heathrow Airport (T5) 14.4 miles, Central London 30 miles

Reception hall | Cloakroom | Sitting room  
Family room | Kitchen/dining room | Utility room  
4 Bedrooms (2 with en suite shower rooms)  
Bedroom 5/study/nursery  
Former family bathroom | 2 Garages  
Outbuilding with hot tub | Gardens | Outdoor swimming pool | EPC rating E

#### The property

With an attractive façade of exposed timber framing with plaster infills and a charming entrance porch, High Trees features characterful, vintage architecture and offers almost 2,500 sq. ft of extended internal accommodation arranged over two floors. The property currently offers a blank canvas of opportunity, with the undertaking of a programme of refurbishment and enhancement providing the potential to create a unique, individually designed family home perfectly suited to specific requirements and preferences (subject to planning permission). Presently, the reception hall gives access to a sitting room with alcove corner and French doors which open to the rear garden, with a spacious, open-plan kitchen and dining room to the opposite side of the hallway.

Ancillary space is provided by an adjoining utility room with cupboard storage, whilst a versatile-use family room extends into a bay window recess and completes the lower-level arrangement. It is worth noting that there

is planning consent for a single storey rear extension with patio – Appl. 23/00943/CPD, decision date – 21st April 2023.

Two separate stairways rise to the first-floor accommodation, one providing direct access to a bedroom enabling the conception of annexe rooms in a new layout, if required. There is a further room adjoining this one, providing options for use as a study, bedroom or nursery. Four additional good-sized bedrooms are available on this level, along with two en suite shower rooms and a former family bathroom.

#### Outside

Occupying a generous plot, the property enjoys an outlook over a central green bordered by majestic birch trees. A low-level stone wall, backed by manicured, evergreen hedging fronts the lane, with a wrought-iron pedestrian gate and timber, five-bar gate, both set in stone pillars providing access to the property. An additional entry point is available to the side of the house and leads onto a large expanse of hardstanding and to the second garage outbuilding. The wrap-around garden is laid to lawn, with a variety of mature shrubs and beds of perennial planting, whilst a paving area adjoining the house offers opportunity for al fresco dining and relaxation and extends to form the surround to an outdoor swimming pool.

#### Location

The property is set within a private road in the picturesque Thameside village of Bray which is a gourmet hotspot with highly regarded restaurants on the doorstep, including the Michelin Starred Fat Duck, Waterside Inn and the Hinds Head. A comprehensive range of shopping, leisure and cultural amenities can be found in both Maidenhead and historic Windsor and communication links are excellent with road-users having quick access to the M4 and Heathrow Airport, and for commuters the train station at Maidenhead provides services to Waterloo and Paddington. Direct Elizabeth Line trains – approx 40-50 minutes from Maidenhead Station to Bond Street/Liverpool Street.







## Floorplans

House internal area 2,413 sq ft (224 sq m)  
Garages internal area 632 sq ft (59 sq m)  
Outbuilding internal area 189 sq ft (18 sq m)  
Total internal area 3,234 sq ft (300 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Location (cont.)

There are exceptional schools in the vicinity including Oldfield School, Braywick Court Free School and Holyport College (sponsored by Eton College), St. Pirans, Claires Court and Highfield Prep School.

## Directions

Exit the M4 (Jct 8/9) and proceed on the A308(M) towards Maidenhead Central. At the Braywick Roundabout take the 3rd exit/A308 (towards Windsor). Turn left onto the A3028/ Upper Bray Road (before going under the motorway bridge) and continue along this road to Bray Village. Take the right turn to join Old Mill Lane and after about 0.4 mile, turn left into River Gardens. Turn left and the property will be found on the left.

## General

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

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band G **Tenure:** Freehold

**Guide Price:** £1,850,000

**Planning:** Prospective purchasers are advised that they should make their own enquiries to the local planning authority

## Windsor

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