



HINDSIGHT  
— Bray, Berkshire —

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BERKSHIRE  
SELLING UNIQUE AND BEAUTIFUL HOMES





## UNIQUELY DESIGNED RIVERSIDE LIVING WITH PRIVATE MOORING

Privately positioned in one of Bray's most exclusive residential enclaves, this striking modernist home offers over 2500 sq ft of living space, direct River Thames access and a rare balance of seclusion, flexibility and architectural character. With vaulted ceilings, flowing reception rooms and a garden that steps down to your own mooring, this is a property that makes the most of its unique setting.

Securely set behind electric gates, the house is part of an individual collection of contemporary homes - yet it enjoys one of the most sought-after plots, with a broad west-facing garden, peaceful water views and a private riverside lifestyle just minutes from Windsor, Maidenhead and the culinary landmarks of Bray.





## FIRST IMPRESSIONS

Arriving in the quiet no-through road and entering via the electric five-bar gates to one side of the in-and-out driveway, you immediately get a feel for what this house has to offer. There is ample parking, as well as a double garage and single garage both with black electric roller doors. Combined with the black window frames and front door and set against the white render, this presents a very handsome, statemental property.

The double-width front door leads you into a spacious entrance hall with wooden flooring. From here you have direct access on the same level to a downstairs WC and a separate utility room with a sink and space for white goods and a fridge freezer. It also houses the boiler which has Hive smart heating to control heating and water.



You also have access to a living room which offers a large sitting area and flows through to a garden room with windows on three sides and double French doors leading out to the garden beyond. Additionally, there is internal access to the double garage via a connecting door.





# LIGHT, SCALE, POSSIBILITY AND ADVENTURE

Back into the entrance hall and heading up half a flight of stairs takes you to the main living level of the property. It's here that the home's distinctive design comes immediately to the fore.

Expanses of glazing, high ceilings and open volumes create a powerful sense of light and space, with each room oriented to draw in natural light or views of the landscaped grounds and river beyond.

On your right, the main sitting room is particularly striking, with a high, vaulted ceiling, a large picture window and homely features, such as a fireplace. With connecting double doors linking you to the garden-facing dining room, the entire combined space becomes a wonderful entertaining area or social hub.





The dining room is equally well proportioned and beautifully bright, with floor-to-ceiling windows and direct access to the raised terrace overlooking the garden beyond.





A further set of double doors connect the dining room to the kitchen; a lovely, homely space with room to breathe, entertain or cook. There's plenty of storage and all the built-in appliances you would expect, as well as more than enough room for a large freestanding American-style fridge freezer. Worktop space is also in no short supply, meaning this is a really practical cooks' kitchen and the breakfast bar at the far end ensures the non-cooks can enjoy the fruits of their labour. Another set of French doors also provide direct access to the raised terrace overlooking the rear garden, making outside entertaining effortless.





Heading back along the hall towards the staircase on your right-hand side is the significantly proportioned study, fitted out with desks, cupboards and storage and more than capable of accommodating two people. Again, this is a space that offers vaulted ceilings and views over the rear garden.



## FOUR DOUBLE BEDROOMS & ROOM TO GROW

Upstairs, the east-facing principal bedroom at the front of the house is both restful and well appointed, with air conditioning, a full bank of fitted wardrobes, and a 4-piece en suite with shower and bath.





The second bedroom is opposite the principal bedroom, also at the front of the house, and is a really good size double with fitted wardrobe storage. Bedroom 3 overlooks the rear garden and also benefits from fitted wardrobe space plus its own en suite shower room, while bedroom 4, also at the back of the house, can comfortably accommodate a double bed. Both bedrooms 2 and 4 share the family bathroom.





## WEST-FACING GARDEN WITH DIRECT RIVER ACCESS

The garden has been thoughtfully landscaped to complement the riverside setting - tiered in parts, with soft planting, sweeping lawn and plenty of privacy. Wide decked and paved areas provide inviting spots for outdoor entertaining or quiet relaxation, while mature shrubs and trees provide seasonal structure and colour throughout the year.

A series of discreet steps leads gently down through the lower garden to the private mooring, offering direct access to the Thames. A substantial storage zone has been cleverly incorporated beneath the terrace – ideal for boating equipment, outdoor furniture or gardening tools, or perhaps even a game room or play area for younger residents – although it is worth noting the head height in here is restricted, so this would not be practical for adults. All in all, excluding the double garage, there is over an additional 1100 sq ft of storage or workspace. That does not include the three garden sheds tucked away around the property.







The overall plot size, layout and precedents set in the area also make this an exceptional candidate for extension, subject to planning permission. Specifically, there is a large external storage area to one side of the property which could easily be connected as a double-storey extension, enhancing both downstairs and upstairs, perhaps even encompassing converting the existing double garage at the same time as part of the work.







## ROUND AND ABOUT

Bray is one of Berkshire's most sought-after riverside villages. Perfectly balancing old-world charm with a sophisticated, contemporary lifestyle and renowned for its riverside charm, historic character and extraordinary culinary heritage.

Home to both The Fat Duck and The Waterside Inn, it's one of only a handful of villages globally to boast two three-Michelin-starred restaurants. Alongside these icons are friendly local pubs, great restaurants, such as Caldesi in Campagna, and a thriving community that gives Bray its enduring appeal.

Recreation and everyday convenience are equally well catered for. The Maidenhead & Bray Cricket Club is a social and sporting hub, while the riverside and surrounding countryside provide endless opportunities for walking,

running and cycling, as does the nearby Braywick park nature reserve which is adjacent to the excellent Braywick leisure centre.

For shopping, even more dining or quick transport links to London, Maidenhead town centre and station are within easy reach, with the Elizabeth line and fast trains directly into London Paddington. The M4 and M40 are also both extremely close by, making travel simple whether heading west towards the Chilterns, east to Heathrow or north to Marlow and beyond.

The property is well placed for access to excellent state and independent schools, including Oldfield, Holyport College, St Piran's, Claires Court and Braywick Court, making Bray an outstanding choice for both families and professionals seeking a refined yet relaxed lifestyle.



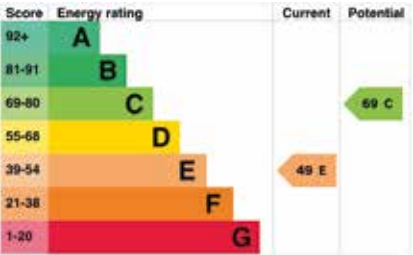
THE FINER DETAILS

EPC:	E
Council Tax Band:	G
Services:	The property has mains electricity, gas, water and drainage
Heating:	Gas central heating
Distances:	4 minutes / <1 mile from Bray Village centre 5 minutes / 1.2 miles from Maidenhead Station 7 minutes from the M4 20 minutes from Windsor town centre 21 minutes from Heathrow terminal 5
Local Authority:	Royal Borough of Windsor and Maidenhead



Approximate Area:

Ground Floor	155 sq.m / 1,671 sq.ft
First Floor	83 sq.m / 893 sq.ft
<b>Total Accommodation</b>	<b>238 sq.m / 2,564 sq.ft</b>
Double Garage	28 sq.m / 306 sq.ft
Storage/Outbuildings	73 sq.m / 788 sq.ft
<b>Total</b>	<b>339 sq.m / 3,658 sq.ft</b>



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