



Little Fishery House, Maidenhead, Berkshire

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Little Fishery House is a **stunning riverside residence** with an approx 84ft mooring, offering extensive accommodation and is set within glorious private river gardens.

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## Summary of accommodation

### Main House

Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Two utility rooms | Cloakroom

Principal bedroom with en suite and balcony | Nine further bedrooms (three en suite) | Three further shower/ bathrooms | Boiler room

Double garage and car port

### Gardens & Grounds

Beautifully maintained landscaped gardens, approximately 84ft mooring and raised sun terrace.

### Distances

Maidenhead town centre 1.4 miles, Windsor 6.3 miles, Marlow 6.6 miles, Henley 10 miles, Ascot 11.5 miles, M4 8/9 3 miles

Central London 27.8 miles, Heathrow Airport 13.1 miles, Gatwick Airport 49.9 miles

(All distances and times are approximate)



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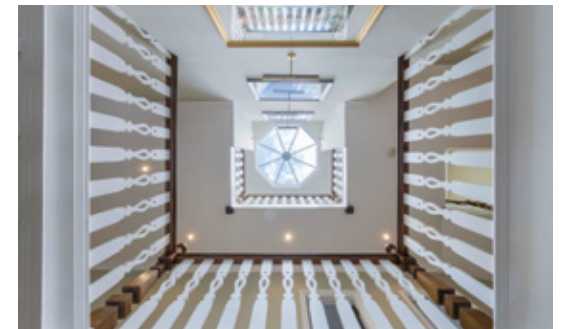
## Situation

Little Fishery House is a wonderfully proportioned riverside house positioned in the centre of its beautifully maintained grounds with gardens that run down to the waters edge with excellent mooring facilities onto the River Thames. The house built in 1908 is approached via an impressive sweeping driveway, is Edwardian in style and has attractive elevations associated with this era.

Meticulously maintained by the current owners the property offers superb well balanced family accommodation with an abundance of character and charm throughout.

## The property

The ground floor features an impressive reception hall with galleried landing and ornate roof lantern. Three elegant reception rooms flow off this area which includes a wonderful drawing room with Herringbone floor, wood panelling, decorative cornicing and feature open fireplace. Also approached from the hall is the stunning kitchen/breakfast room. On the first floor there are seven bedrooms including a wonderful principal bedroom suite with French windows offering spectacular views over the grounds and River Thames beyond. The versatile second floor provides three further bedrooms.





















**Approximate Gross Internal Floor Area**  
**6,899 sq ft / 641 sq m (including restricted**  
**head height area & above carport)**

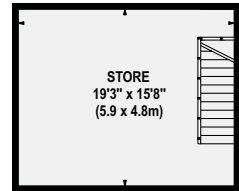
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

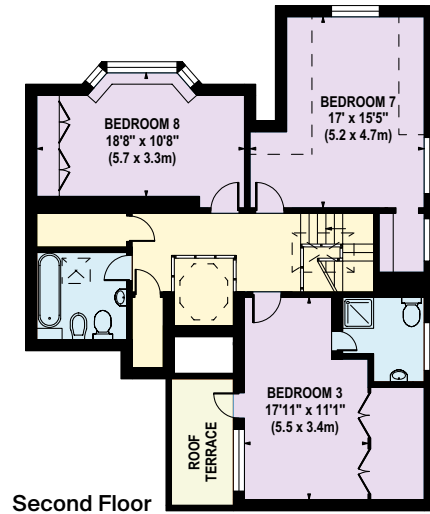
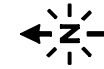
- - - - - RESTRICTED HEAD HEIGHT AREA



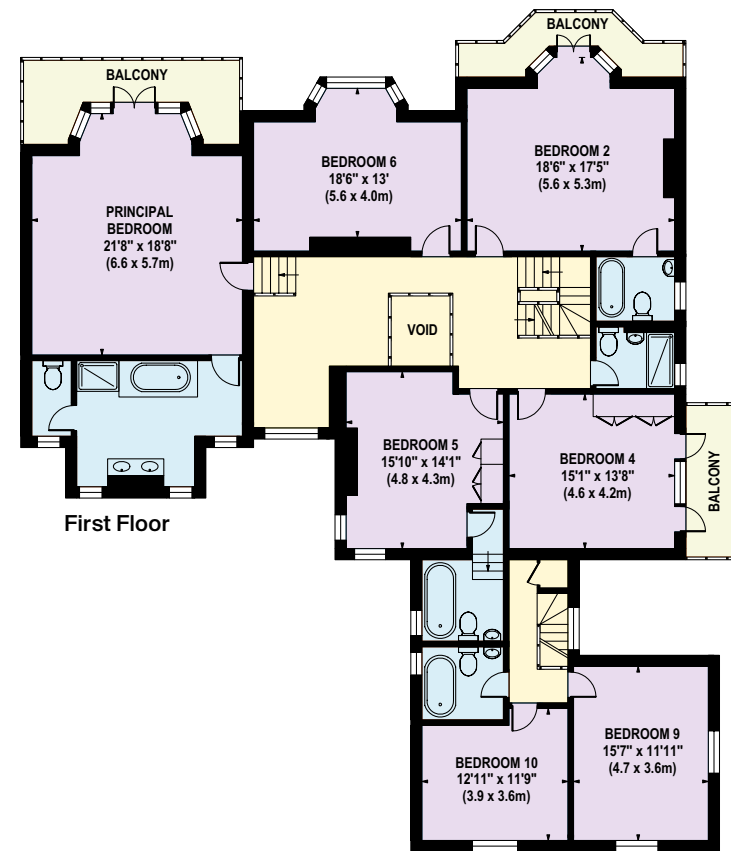
Ground Floor



Above Carport



Second Floor



First Floor



## Gardens and grounds

Little Fishery House is set in a wonderfully private location on Chantry Road. The house is set back from the road and approached via two sets of electric double gates. The block paved driveway flanked by formal lawns and herbaceous borders lead to the car port, garaging and parking area to the front of the property.

The meticulously maintained rear gardens are a particular feature of the property and create an idyllic setting. A raised sun terrace across the rear of the property provides a superb entertaining and dining area and may be reached from the principal ground floor rooms. An extensive 84ft private mooring with the fabulous Slipper Stern Launch built in 2000 by <https://www.peterfreebody.com/> completes the grounds and gardens. Please note the Slipper Stern Launch is not included in the sale.

## Property information

**Tenure:** Available freehold

**Local Authority:** Windsor & Maidenhead

**Council Tax:** Band H

**EPC Rating:** E

**Guide Price:** £5,250,000







Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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