



HAM ISLAND,
Berkshire SL4



PRESENTING THIS UNIQUE HOME

A-Rated Energy Efficient House set on the banks of the River Thames.



Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: G

Furniture: Furnished

Minimum length of tenancy: 12 months

Deposit amount: £11,769.23

Available date: Now

Guide price: £8,500 per calendar month SHORT LET



CONTEMPORARY LIVING

An exceptional, energy-efficient riverside home offering contemporary living in a tranquil setting. Designed with sustainability in mind, the property boasts an A-rated EPC, underfloor heating, solar PV with hot water priority, heat recovery ventilation, and triple-glazed windows throughout.









LARGE RIVERSIDE TERRACE

The spacious ground floor features a striking double-height entrance hall, a bright reception room with an 80% efficient wood burner, and an open-plan kitchen/dining area with retractable wall and doors opening to a large riverside terrace. A bedroom, shower room, and utility room complete the ground floor.







MODERN FAMILY BATHROOM

Upstairs offers three bedrooms, including a principal suite with ensuite and a balcony shared with the guest bedroom, plus a modern family bathroom.

Outside, the property enjoys a beautifully landscaped waterside garden with retractable covered pergola, ample driveway parking, a large undercroft (2-3 cars or storage).





LOCATION

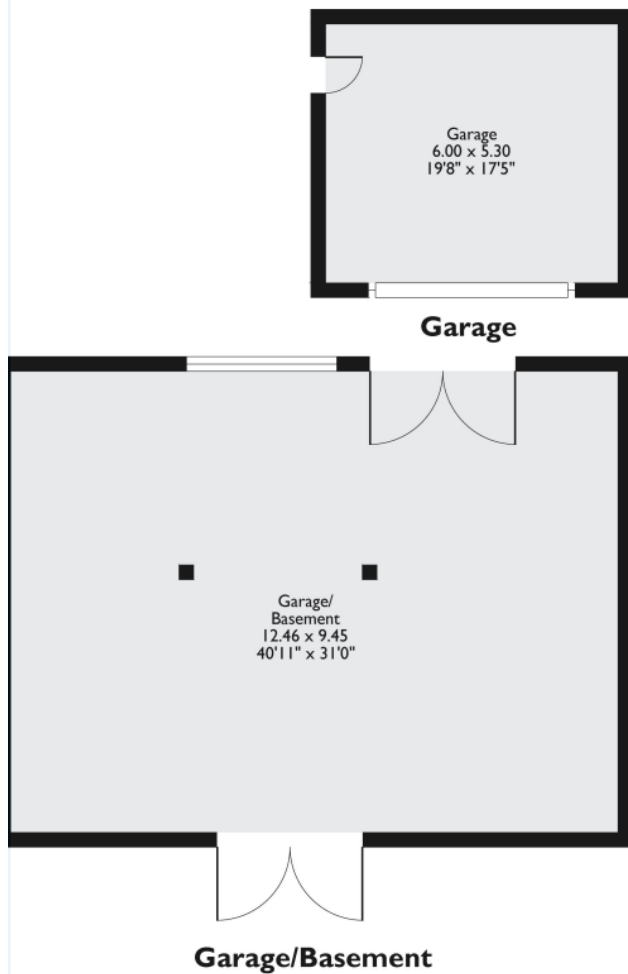
Local shopping and recreational facilities can be found in Old Windsor with Windsor itself offering more extensive amenities, as well as a train service to London Paddington (from around 30 minutes). The nearby centres of Maidenhead and Bracknell all offer a comprehensive range of leisure and shopping facilities and Maidenhead operates a direct First Great Western train service to London Paddington (from 39 minutes).

Good local schools are numerous and include Eton College, St Mary's School, Ascot, Heathfield, St George's, Papplewick, The American Community School and Royal Holloway. The surrounding Great Park is largely within the bounds of Old Windsor and provides wonderful walking and riding opportunities. Golf can be enjoyed at the nearby Wentworth Estate, The Royal Berkshire Golf Club and Sunningdale.

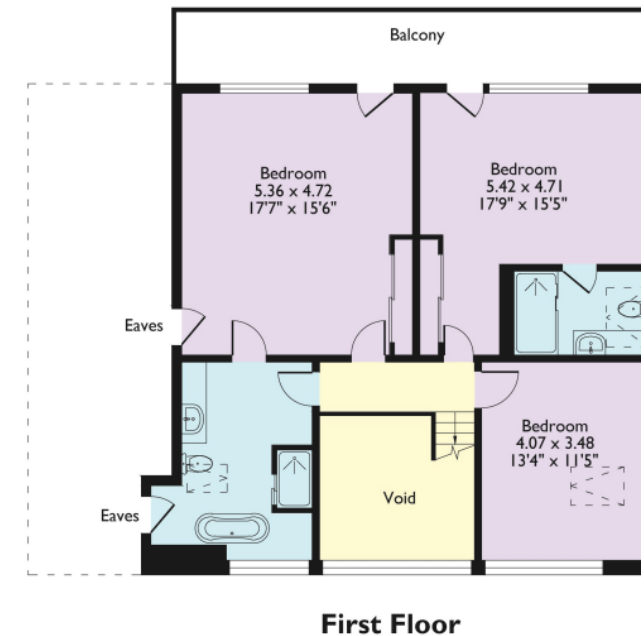
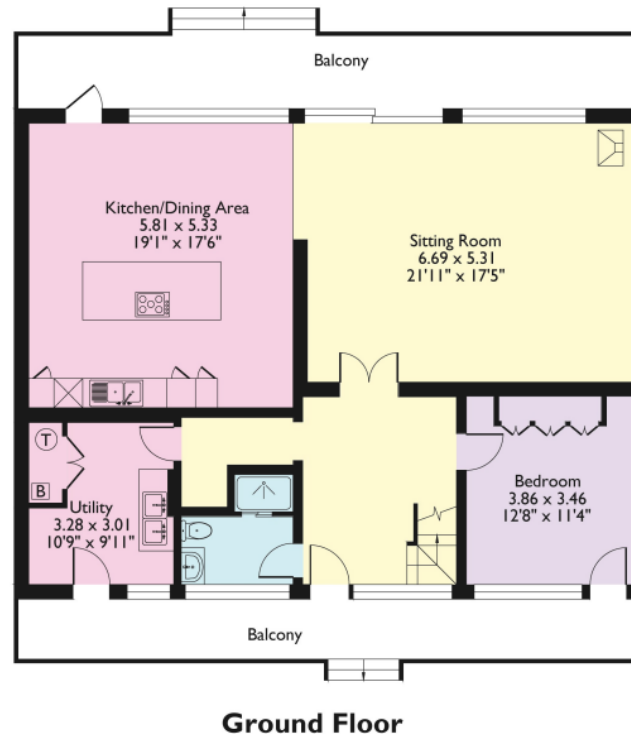








This plan is for illustration purposes only.



(Including Basement / Loft Room)
Approximate Gross Internal Area = 377 sq m / 4058 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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