



Hurley Manor, Hurley, Berkshire

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An outstanding period village home with an award winning modern extension, set in beautiful grounds.

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### Summary of accommodation

Entrance lobby | Staircase hall | Dining room | Drawing room  
Study | Kitchen/breakfast room | Utility room | WC  
Living room with shower room and mezzanine bedroom  
Studio with kitchenette, shower room and mezzanine bedroom

Lawned gardens | Lake with stepping stones and jet fountains | Terrace | Elevated decking | Parking

In all about 1.68 acres

Principal bedroom with en suite bathroom  
Guest bedroom with en suite bathroom | Three further first floor bedrooms | Family bathroom | Two second floor bedrooms with en suite shower rooms and dressing rooms



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## Situation

Hurley Manor is set in the heart of the Thames-side village of Hurley, a thriving community with its own tennis club, cricket club, regatta and village fete as well as a hotel (dating back to medieval times as an Inn) and public house. There is also a village shop which caters for every day needs.

More extensive shopping, along with restaurants and pubs can be found in the nearby towns of Marlow, Henley-on-Thames and Maidenhead. There is a wide choice of outstanding schooling in the area including Wycombe Abbey, Sir William Borlase Grammar School in Marlow, as well as Lambrook and Eton College.

As well as a number of golf clubs nearby, leisure activities include outstanding walks, including along the River Thames Path, as well as boating and rowing on the river and horse racing nearby at Windsor and Ascot.

## Distances

Marlow 4 miles, Henley-on-Thames 4.7 miles, Maidenhead (Elizabeth Line) 5.2 miles, M4 (Jct 8/9) 5.5 miles, M40 (Jct 4) 7 miles, Heathrow Airport 20 miles, Central London 32 miles, Oxford 35 miles  
(Distances approximate)



## Hurley Manor

Approached via a sweeping driveway to parking at the front, Hurley Manor is a 1920's Lutyens-style manor home with a spectacular glass and timber extension. It is linked to the neighbouring house, yet retains wonderfully private gardens. The original house was used as a base for the U.S. Secret Service during the Second World War. It is accessed through a pillared portico entrance with steps up through double doors into the entrance lobby, with a coat cupboard and under stairs cupboard.

The reception hall (with its wood floors) has a separate WC, and steps up to doors leading to the dining room, an octagonal room with an open fireplace and glass door to the outside covered terrace. The drawing room has panelled walls, bay windows with a window seat and a large open fireplace. A study interconnects the hallway and drawing room.

The kitchen / breakfast room has doors to the outside terraces, a central island with a twin Belfast sink, fitted wall and floor cabinetry, a Miele oven, electric hob and a wok plate. In the middle of the room there is a large ornate marble fireplace with full marble surround and mantel.

The utility room has fully fitted cupboards, plumbing for a washing machine and dryer, Belfast sink, glazed back door to outside, Miele oven, Miele coffee machine, and a fitted Liebherr fridge/freezer.

A glass bridge leads to the modern extension, built in 2016, with a large living room with shower room and mezzanine bedroom. This impressive timber framed space has glazed walls and gable ends, as well as partial glazing along the ridge of the roof. Sliding doors lead to the outside wooden deck with steps down to the herringbone patterned brick paved terrace and separate deck. There is a deck bridge to the studio of the same construction and design, containing a sitting room/kitchenette, mezzanine bedroom and a shower room.









The stairs rise from the staircase hall of the main part of the house leading to the half landing and up to the galleried landing, with a wooden spiral staircase to the second floor.

On the first floor, the principal bedroom consists of a large space with a glass door to a tiled terrace with ornate wrought iron railings. The en suite bathroom contains a bath, shower, WC and twin wash hand basins. A separate space exists, sizeable enough for use as either a dressing room or bedroom.

The main guest bedroom contains an en suite bathroom with a bath, shower, wash basin and WC with a bay window and window seat.

The shared family bathroom contains a bath, WC, shower and wash basin. There are two further bedrooms on the first floor and the second floor comprises two bedrooms, both with en suite shower rooms, dressing rooms and large circular skylights.





## Garden and Grounds

The gardens and grounds include the enchanting lake, with steppingstones and jet fountains, over which the new extension has been built. The rest of the gardens include brick terraces and are predominantly laid to lawn with mature trees.

## Property information

**Tenure:** Freehold.

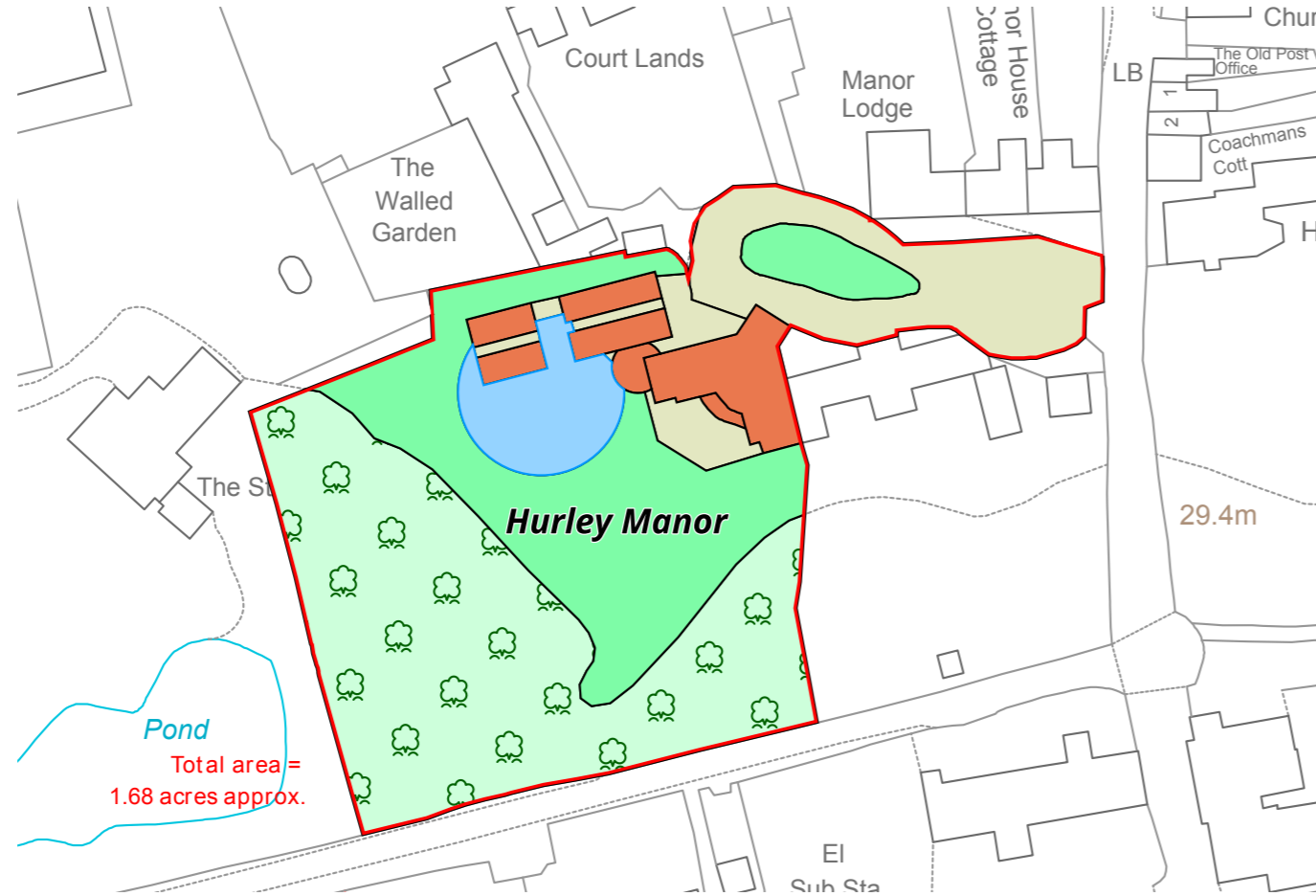
**Services:** Mains water, gas, electric and drainage. Oil fired central heating.

**Council Tax Band:** G

**Energy Performance Certificate Rating:** Band E

**Postcode and Directions:** SL6 5NB

Driving down the main village street of Hurley, pass the Old Bell pub on the right-hand side and the house will be found shortly after through brick pillars with a blue plaque, on the left hand side. Drive to the end of the turning circle.



**Approximate Gross Internal Floor Area**

**Main House:** 500 sq m / 5,381 sq ft

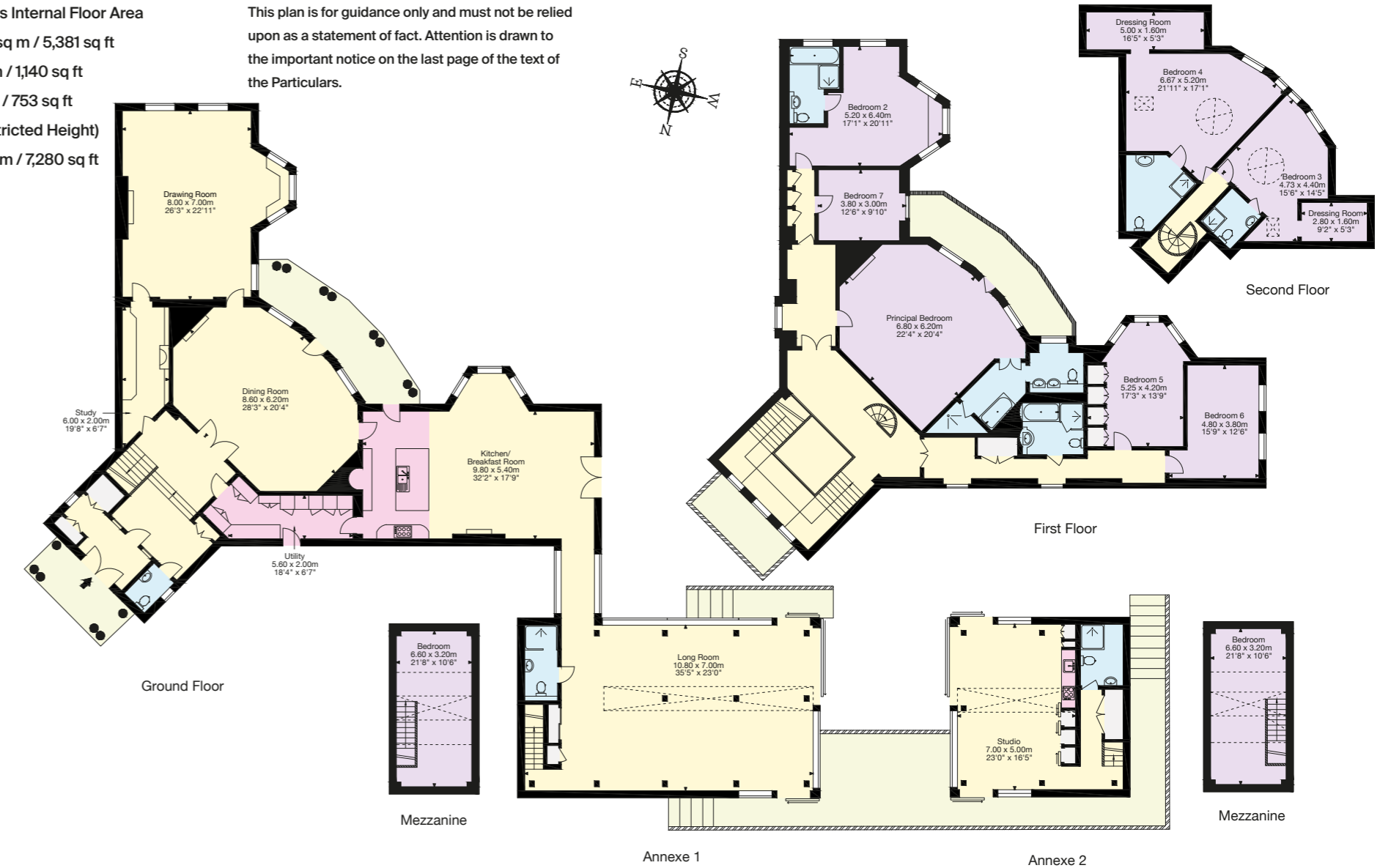
**Annexe 1:** 106 sq m / 1,140 sq ft

**Annexe 2:** 70 sq m / 753 sq ft

(Incl. Areas of Restricted Height)

**Total Area:** 676 sq m / 7,280 sq ft

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.



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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