



davis tate

FARTHINGS, 11 BELL COURT, HURLEY,
BERKSHIRE, SL6 5NA



- Detached house
- Four bedrooms
- Two reception rooms
- Two garages and driveway parking
- South west facing garden
- Charming village location

Asking Price £1,250,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345





PROPERTY DESCRIPTION

A well presented detached home in the desirable and peaceful village of Hurley. The property has four bedrooms, two reception rooms and a modern kitchen. Externally there is a double garage and driveway parking to the front, and a delightful south west facing rear garden at the rear. The property further benefits from scope to extend (STPP), should the new owners wish to. EPC Rating D.

LOCAL INFORMATION

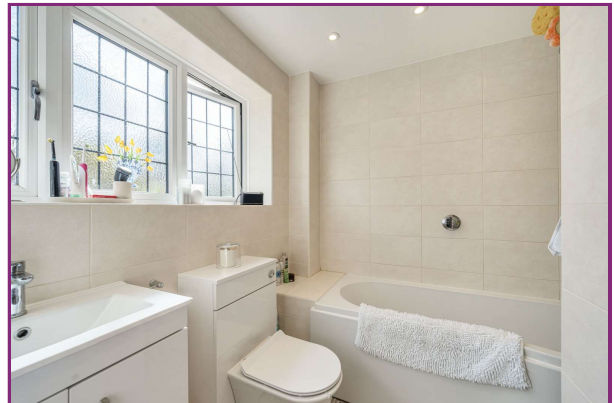
The property is located on the quaint and peaceful High Street, close to the entrance of Bell Court. The historic village of Hurley lies equidistant between the riverside towns of Henley, Maidenhead and Marlow. The village is full of charming period properties and has been used as a location in many films and locations including James Bond and Midsomer Murders. There is direct access to the River Thames and Hurley Lock and it is a popular destination for boating and walking. Every August there is a Hurley Regatta which finishes with a music concert. Social activities focus around the village church, village hall and two pubs including The Olde Bell, reputedly the oldest in England, serving ale since 1135 AD. There is a village shop and nearby a well-regarded primary school in Burchetts Green.

Hurley lies within the catchment for many of Buckinghamshire's sought-after state schools including Sir William Borlase. Communications are excellent with the A404m to Marlow just half a mile distant, connecting to J8/9 of the M4 (5 miles) and J4 of the M40 (8 miles) and the wider motorway network. Heathrow Airport is under 20 miles away. There is a mainline rail service from Maidenhead (from 20 minutes) to London Paddington with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow.



ACCOMMODATION

The entrance hall, in common with the rest of the house, is bright and spacious. There is a parquet floor and open wooden staircase. The living room is double length with a wood burning stove, bay window at one end and wide sliding patio doors at the other. The kitchen has a view over the garden and has been recently fitted with modern sleek white cupboards and hidden built in appliances. There is a side door leading to an external utility room with space for a washing machine and dryer. The kitchen has a connecting door to the dining room, which also enjoys a view over the garden. The ground floor is completed with a guest w.c.



On the first floor, the main bedroom has double aspect windows to the south and west and built in wardrobes. There are three further bedrooms, two with built in storage, and a family bathroom. This is fitted with a bath with an Aqualiser shower over and storage around the sink. There is a loft for storage which is fully boarded with an integral loft ladder.



OUTSIDE SPACE

At the front of the property is a gravel driveway with parking for multiple vehicles. There are two garages, both with up and over doors and access to the rear garden. There are side gates on both sides of the house allowing access to the rear and a pretty front lawn with planting.

At the rear, the garden is charming. It benefits from a south west aspect. It has a sizeable patio running the length of the house and providing two separate areas for al fresco dining and lounging. There is a well kept lawn and mature flower beds and trees. A pretty pond with a waterfall feature is at one corner with a potting shed and raised vegetable bed at the other.

LOCAL AUTHORITY and SERVICES

Windsor & Maidenhead District Council, tax band F. Mains water, electric and sewerage. Oil-fired central heating.



CONVEYANCING

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making your move a stress-free and straightforward as possible.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate Limited is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

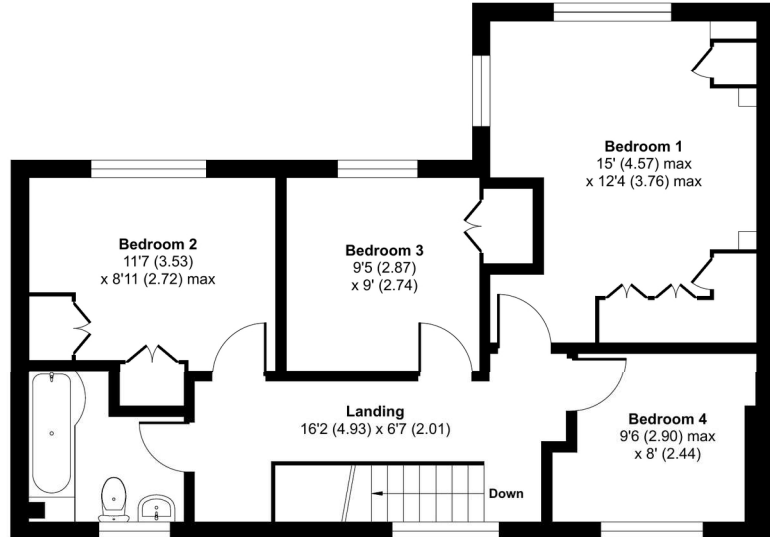
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1592 sq ft / 147.9 sq m (includes garages)

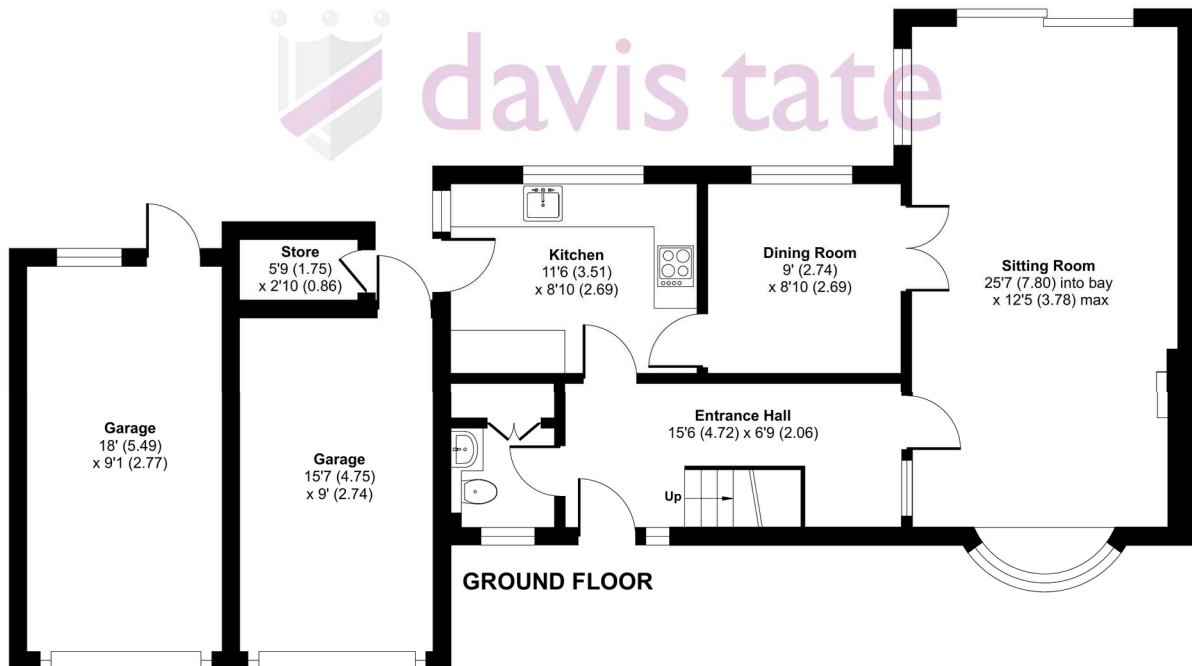
Store = 16 sq ft / 1.5 sq m

Total = 1608 sq ft / 149.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 967816