

HIO



Plot 3, The Residences, Fisheries Estate, Bray
£3,150,000

OSBORNE HEATH



The Residences is a landmark development in the prestigious Fisheries Estate and will be built to an extremely high specification including bespoke kitchens with Miele and Sub-Zero appliances, Farrow & Ball finishes, bespoke fitted dressing rooms, feature staircases, porcelain tiles, Lutron lighting systems, underfloor heating, air conditioning, plus CAT 6 wiring ready for Sonos, Sky Q and CCTV. The buyer would have the opportunity to personalise the specification and layout to their desire.

Plot 3 has a ground floor that consists of a kitchen with feature island plus living and dining areas leading out to the garden, a formal living room, utility room and a downstairs WC.

The first floor has the principal bedroom with dressing room, en suite shower room and a roof terrace overlooking the garden. This level has two further en suite bedrooms.

The top floor has two more bedroom suites with dressing areas and en suites.

To the front of the house is a gated driveway, garage, point for an EV charger and side access to the garden. The rear garden has a lawn, patio and an outdoor kitchen with barbecue area.

The Residences is an exclusive new development on the Fisheries Estate. The desirable village of Bray is home to the renowned Michelin starred restaurants the Fat Duck, Waterside Inn and Hinds Head and is ideally located for pubs and walks along the banks of river Thames.

Maidenhead and Windsor are adjacent and offer a wide range of shopping and leisure facilities. There is extensive schooling in the area as well as some of the finest private school nearby, including Lambrook and Eton College. Rail access to London (Paddington) is 33 minutes and available regularly on the new, fast Elizabeth Line from Maidenhead train station. The M4 is easily accessible,

leading to Heathrow Airport, Central London, the West

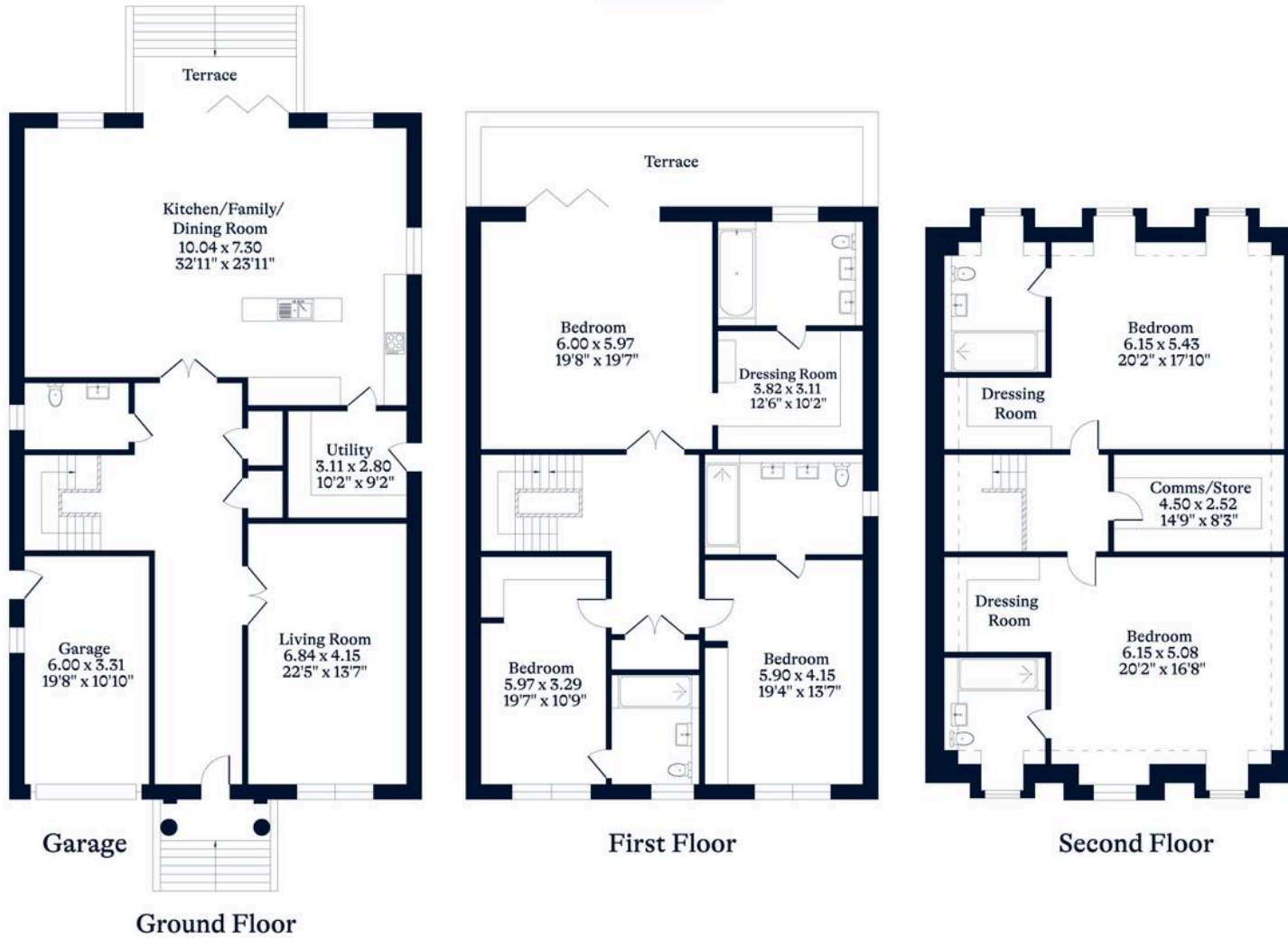




APPROXIMATE FLOOR AREA
 House - 422.00 sq m - 4542 sq ft
 Garage - 21.00 sq m - 226 sq ft
 Total - 443.00 sq m - 4768 sq ft
 (Gross Internal Area)



NOT TO SCALE
 This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.



Plot 3, The Residences

The Fisheries, Bray

- Five Double Bedrooms
- Five Bathrooms
- Garage
- Driveway
- Gated
- New Home
- High Specification
- Landmark Development
- Exclusive Fisheries Estate
- Bray Village

Council Tax band: TBD

Tenure: Freehold





Osborne Heath, Windsor

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