



LANESBOROUGH
— HOMES —

BRAY · BERKSHIRE · UNITED KINGDOM

The Residences, Fisheries Estate, Bray

Guide Plot Price £1,000,000 · Guide Build Cost £1,700,000 FREEHOLD

THE OPPORTUNITY

A rare custom-build opportunity

Set within one of Berkshire's most sought-after villages, this intimate collection of just five architecturally designed residences represents a genuinely rare chance to create something truly your own.

With only three plots remaining, each home is offered as a fully bespoke custom-build, allowing discerning purchasers to work in close collaboration with an acclaimed construction team to realise a residence of exceptional quality, craftsmanship and individuality.

The experience is curated at every stage. Private design atelier consultations with award-winning interior designers **Alexander James Interiors** sit alongside an exclusive kitchen and bathroom service with **KCA Kitchens** and **C.P. Hart**, each offered by private appointment only.

A significant stamp duty advantage of £300,000 further distinguishes this opportunity — one that, by its very nature, will not be repeated.

The asking price includes the land and custom-build package. Further details available upon request.



THE ACQUISITION

An acquisition structured around you

For those who seek the exceptional, the financial journey to ownership has been designed with the same meticulous care as the residences themselves.

A single payment of **£1,000,000** secures your plot and marks the beginning of a deeply personal collaboration — one that will culminate in a home of singular distinction. The balance is then released in carefully considered stages, each aligned with a milestone in your home's creation, ensuring that your investment moves in harmony with the progress of your build.

It is, quite simply, the most refined way to acquire a home of this calibre — a structure that affords both absolute clarity and the quiet confidence that comes from knowing every detail, financial and architectural, is being handled with the utmost precision.

TO SECURE YOUR PLOT

£1,000,000

A single initial payment reserves your plot and commences the bespoke build programme. The balance follows in staged, milestone-aligned payments.

Full particulars of the staged payment schedule are available exclusively upon request through our office.

THE SPECIFICATION

A specification considered in every detail

Each of the homes at The Residences is built to a specification typically reserved for private commissions. A bespoke handleless kitchen with Sub-Zero refrigeration and a Lacanche range. Statuario Eclipse stone islands. Miele utility appliances. Lutron lighting and Sonos audio throughout. A principal suite with premium sanitaryware and a freestanding bath. Four further en-suites. Underfloor heating throughout, served by an air source heat pump. A 10-year structural warranty.

-
- Bespoke handleless kitchen — Sub-Zero, Lacanche, Quooker
 - Statuario Eclipse stone island
 - Miele appliances throughout utility
 - Principal suite with freestanding bath
 - Four en-suite secondary bedrooms
 - Lutron lighting system
 - Sonos audio wired throughout
 - CAT6 cabling throughout
 - Air source heat pump + underfloor heating
 - 10-year structural warranty
 - Bespoke design consultation included
 - Concierge build management

THE HOME

Arranged over three floors



THE PRINCIPAL SUITE



Ground floor

- Kitchen with feature island
- Open-plan living & dining to the garden
- Formal living room
- Utility room
- Cloakroom / WC

Top floor

- Two further bedroom suites
- Each with dressing area & en suite

First floor

- Principal bedroom with dressing room & en suite
- Private roof terrace over the garden
- Two further en suite bedrooms

Outside

- Gated driveway, garage & EV charger
- Side access
- Rear garden with lawn & patio
- Outdoor kitchen with barbecue area

The Residences in detail



Floorplan

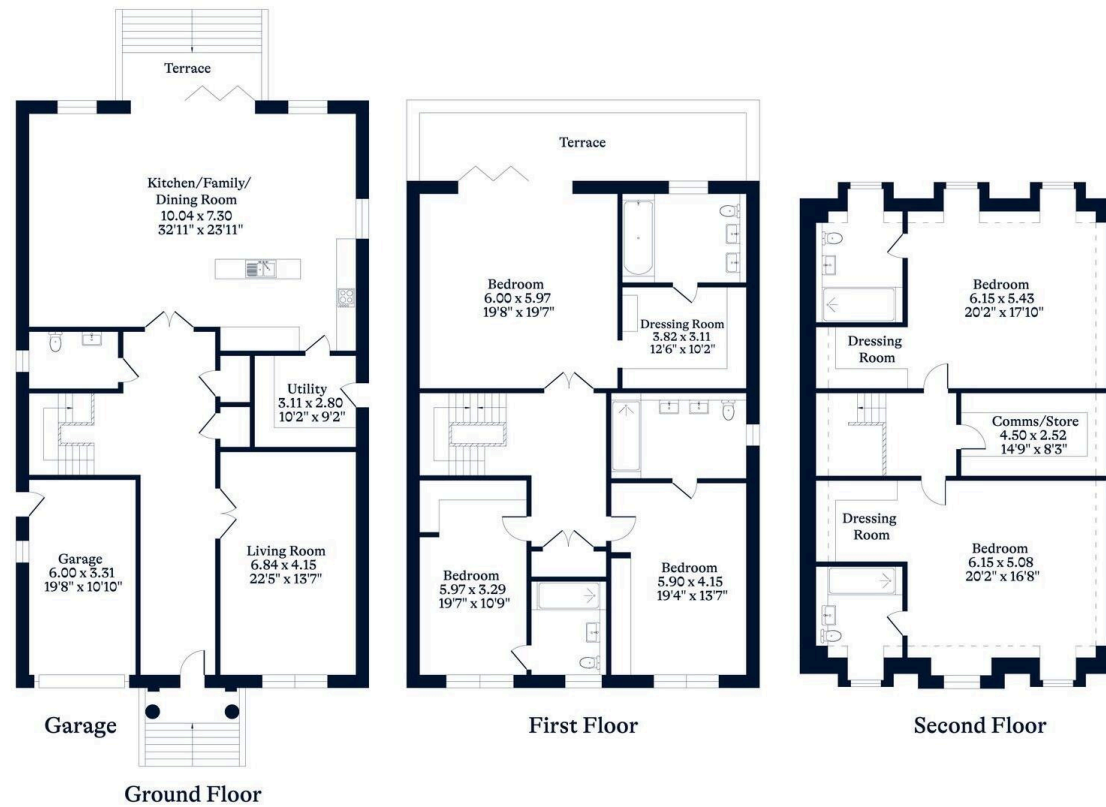
GROSS INTERNAL AREA

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



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.

GROSS INTERNAL AREA

Approx. 4,900 sq ft · 455 sq m

Not to scale — for illustration purposes only.

THE COLLECTION

Availability



Plot 1

SOLD



Plot 2

SOLD



Plot 3

AVAILABLE



Plot 4

AVAILABLE



Plot 5

AVAILABLE

Guide prices are for the individual plots. Bespoke build packages are available.



LANESBOROUGH
— HOMES —

Lanesborough Homes

+44 (0)1628 326326

+44 7876 595264 (WhatsApp)

tahir@lanesborough-homes.co.uk

lanesborough-homes.co.uk

Bray · Berkshire · United Kingdom

Please note that the imagery on this page is produced by CGI and is indicative of general layouts and finishes of The Residences rather than a particular plot. The asking price encompasses both the land and the full custom-build package. Further particulars are available upon request.

THE RESIDENCES · FISHERIES ESTATE, BRAY · PRIVATE & CONFIDENTIAL