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HENLEY-ON-THAMES | MAPLOW | BASINGSTOKE

SIMMONS & SONS

The Retreat Farm, Fifield, Maidenhead SL6 2PG

2.92 hectares (7.22 acres) as a Whole

Guide Price: £1,495,000

Freehold

The Retreat Farm

Fifield

Maidenhead

- Detached Two-Bedroom Bungalow
- Range of Agricultural and Commercial Buildings
- 1.62 hectares (4.02 acres) of Pasture
- Paddocks, Manège and Stables
- For Sale as a Whole by Private Treaty
- Unconditional Sale

Available for purchase as a whole, The Retreat Farm offers significant development opportunities for future commercial, residential or equestrian development (subject to the usual planning consents), all conveniently located close to major transport links.

SITUATION

The property is situated at the end of The Retreat, a private road located on the outskirts of Maidenhead. The Retreat Farm benefits from excellent links to the M4 Motorway and London Heathrow Airport.



Fifield Road, Fifield, Maidenhead, SL6

Approximate Area = 903 sq ft / 83.8 sq m
Outbuilding(s) = 16683 sq ft / 1549.9 sq m
Total = 17586 sq ft / 1633.7 sq m

For identification only - Not to scale



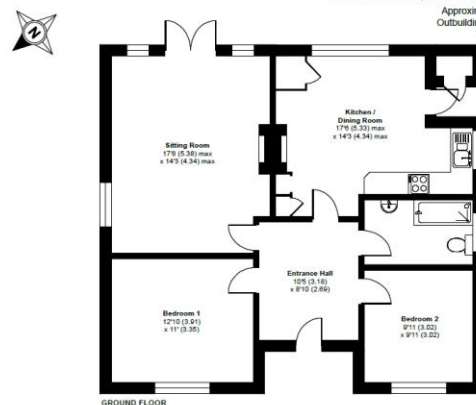
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2025. Produced for Simmons & Sons. REF: 1294115



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THE PROPERTY

The Retreat Farm comprises a two-bedroom bungalow in need of modernisation, two mobile homes, a range of former agricultural buildings currently in commercial use as workshops and storage units, together with open yard storage, stabling and a floodlit manège and all set within 7.22 acres of land.

ACCESS

Access to the Property is gained via The Retreat off Fifield Road over a shared driveway. The yard and buildings are accessed through a set of steel gates.

PLANNING

The property offers the potential (subject to planning consent) to create a small residential development, an equestrian holding or a wider commercial investment. The property is located in the Green Belt, however it is not located in the Chilterns National Landscape.

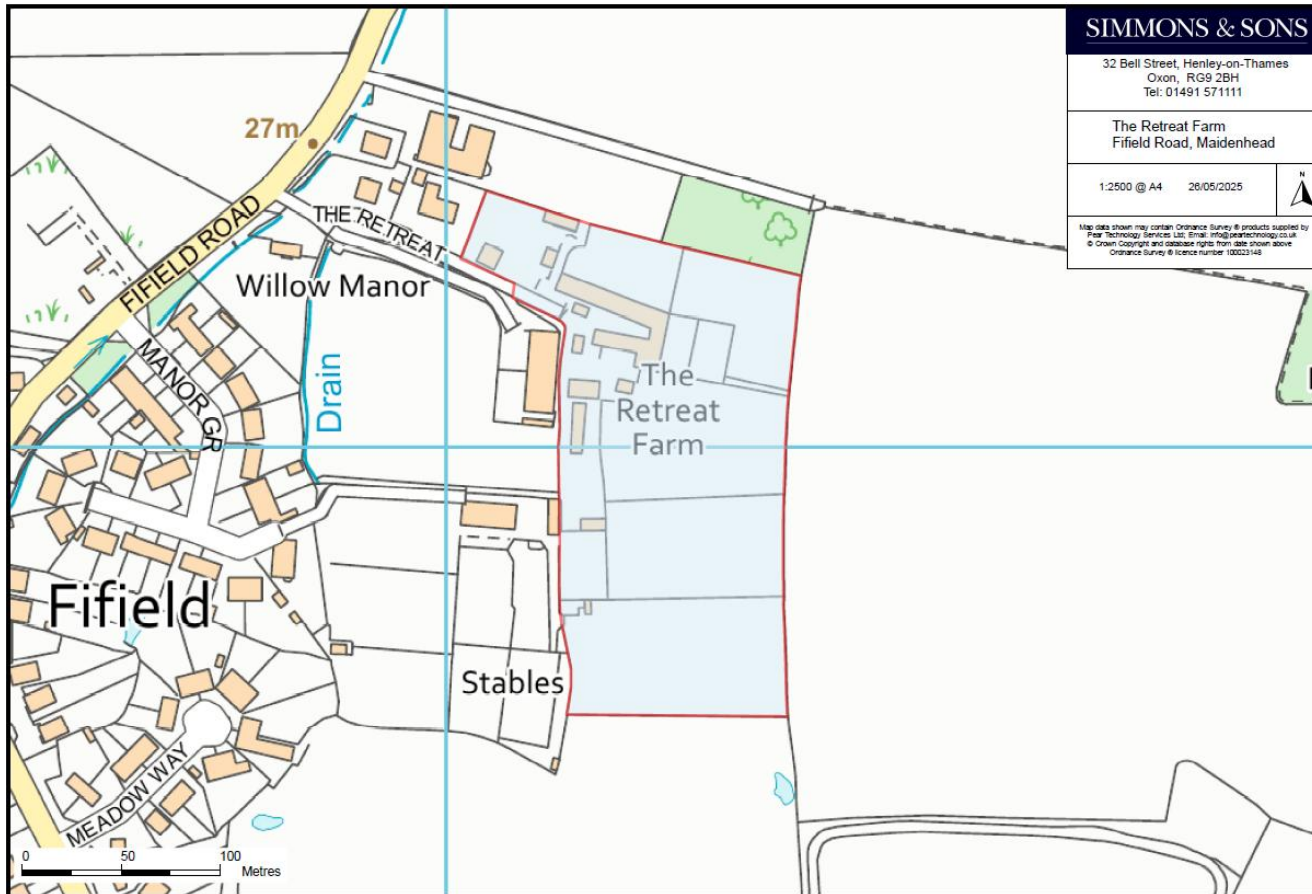
Interested parties are advised to make their own enquiries in respect of planning matters.

OVERAGE

The property is offered for sale on an unconditional basis. The vendors will not consider any "subject to planning" offers or option/ Land promotion agreements.

DIRECTIONS

From Fifield Road the property may be found at the end of The Retreat (What3Words: hotels.kite.scores).



COUNCIL TAX AND BUSINESS RATES

Royal Borough of Windsor & Maidenhead:

Bungalow – Band F

Mobile Homes – Band A

The buildings are subject to business rates.

VIEWINGS

Strictly by appointment only with Simmons & Sons:

Jonathan Greaves or Antonia van Deventer

T: 01491 571111

SERVICES

Mains electricity, mains water and mains drainage to the residential dwelling, mobile homes and buildings.

Broadband (Gigaclear).

EPC

Band G (The Bungalow).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	15 G	

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract of offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Date of Particulars: June 2025

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Oxon
RG9 2BH
T: 01491 571111

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SL7 1AX
T: 01628 484353

Commercial

12 Wote Street
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T: 01256 840077

Development

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The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

Rural

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