



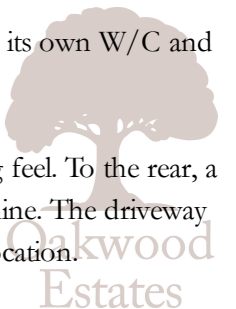
Welcome to this enchanting end of terrace character cottage, perfectly positioned in the highly desirable village of Holyport. This delightful home effortlessly combines charming period details with a modern finish, offering spacious accommodation that includes three generous double bedrooms, a beautifully designed open-plan kitchen/dining room and a welcoming reception room. Outside, the property benefits from a mature front garden, a private courtyard garden to the rear with a large home office, and driveway parking for two cars, making it an ideal family home with plenty of character and practical living space.

Upon entering the property, the welcoming entrance porch opens to a spacious and inviting living room with log burning stove. The heart of the home is the open plan kitchen/diner has french doors to the rear garden as well as velux windows flooding natural light into the property. The kitchen offers plenty of storage, large Homemaster range and butler sink.

The first floor boasts three spacious double bedrooms, each offering ample natural light and a tranquil retreat for rest and relaxation. The well-appointed, 3 piece family bathroom combines practicality with style, completing the accommodation with a fresh and comfortable space.

Additionally, the flexible home office is ideally suited for remote working or an additional bedroom with its own W/C and separate storage facility.

Externally, the mature front garden enhances the curb appeal with its established planting and welcoming feel. To the rear, a charming garden provides a private outdoor space for alfresco dining or simply unwinding in the sunshine. The driveway offers secure off-road parking for two vehicles, a valuable convenience in this sought-after location.



-  3 DOUBLE BEDROOMS
-  DRIVEWAY PARKING FOR 2 CARS
-  OPENPLAN KITCHEN/BREAKFAST ROOM
-  DESIREABLE LOCATION
-  CHARACTER AND CHARM THROUGHOUT
-  HOME OFFICE
-  FRONT & REAR GARDENS
-  RURAL SETTING

					
x3	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Rising Sun Cottages**  
 Approximate Floor Area = 80.84 Square meters / 870.15 Square feet  
 Outbuilding Area = 20 Square meters / 215.28 Square feet  
 Total Area = 100.84 Square meters / 1085.43 Square feet

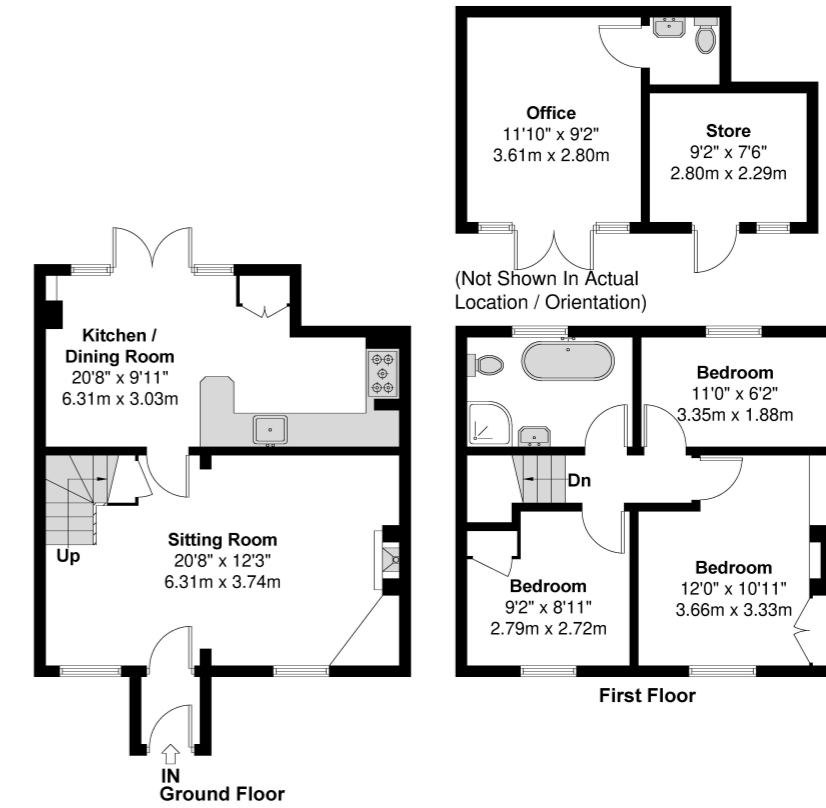


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

**Location**

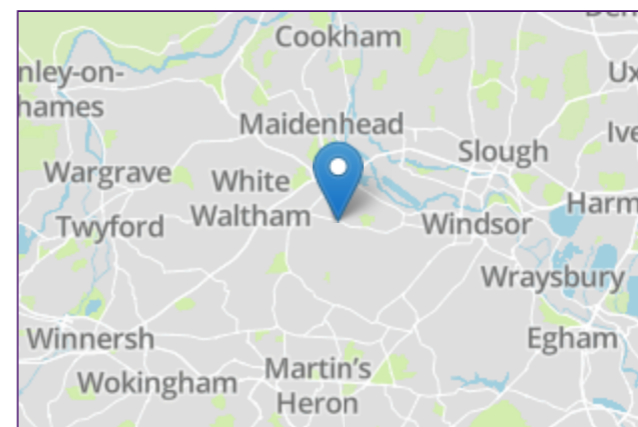
Nestled in the picturesque rural setting of Holyport, this property enjoys a peaceful village atmosphere while being conveniently located for excellent local amenities and schools. Holyport itself is renowned for its scenic countryside views, charming pubs, and friendly community spirit, providing a quintessential English village experience. With easy access to Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes). For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

**Council Tax**  
 Band E

**Sports And Leisure**

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	