

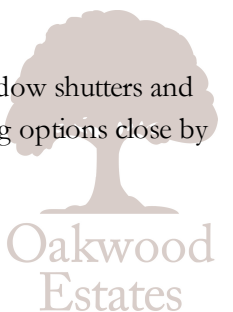
This substantial characterful property offers bright and spacious accommodation and has been beautifully renovated by the current owners over previous years. On the ground floor a welcoming hallway gives access to all downstairs rooms including a cloakroom, front reception room with brick built feature fireplace and bay window overlooking the front. Double doors lead to the outstanding Kitchen/Dining/Family room with log burner a high glass extension with further doors leading out to the south/east facing garden. The kitchen is well equipped with integrated appliances including a water softener, double Neff oven, full height Bosch fridge & freezer and pull out larder style cupboards. There is access to the utility room where the Valliant boiler is located (there is also separate access to the front) and leads to downstairs shower room and a further reception room with loft space for storage and doors to the garden. Please note this area could be used as a separate annex subject to the usual consents.










To the first floor, there are four bedrooms all with fitted storage cupboards, a family bathroom and an en-suite to the principal bedroom, both with underfloor heating.

The rear garden is mainly laid to lawn and extends to over 100ft with high border trees and shrubs providing seclusion and privacy

This beautiful property has many period features including a courtesy porch, feature fireplaces and window shutters and provides ample living accommodation for the modern family. There are a number of excellent schooling options close by including the well regarded Holyport College

Please note, there is scope to further extend STPP.



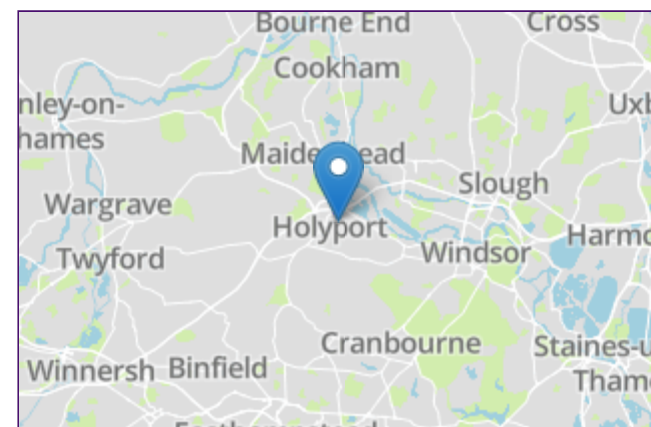
-  FOUR BEDROOM DETACHED FAMILY HOME
-  DRIVEWAY PARKING
-  DOWNSTAIRS CLOAKROOM
-  KITCHEN / DINING / FAMILY ROOM
-  CATCHMENT FOR HOLYPORT COLLEGE
-  PERIOD FEATURES THROUGHOUT
-  UTILITY ROOM
-  PRIMARY BEDROOM WITH EN-SUITE
-  TWO FURTHER RECEPTION ROOMS

					
x4	x3	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are 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.



External

To the rear of the property there is a wide patio area leading to the level lawns which are flanked by mature trees and hedgerow giving privacy and seclusion. There is a feature pond with attractive tall reeds and a summer house to the rear. Side access leads to the front of the property which provides parking for 3-4 cars.

Location

This property is conveniently located in the village of Holyport within easy reach of 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.

Sport 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 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 F