



**\*\*Character and charm\*\*** Nestled in the heart of the popular Village of Holyport, this delightful and beautifully presented two double bedroom cottage boasts the character and charm typical of properties from this period.

To the ground floor is a well sized front sitting room with log burner fireplace. This room opens on to the dining area with stairs to the first floor. The kitchen is well appointed with plentiful storage, space for white goods, and a door out to the rear garden. Completing the ground floor is the family bathroom.

Stairs lead from the dining room to the first floor where the two double bedrooms lie, the principal bedroom benefits from built in storage and a feature fireplace and the second bedroom enjoys views out onto the rear garden.

There is access to the loft of which there is potential to extend subject to planning permission.

Externally, the garden has a sunny aspect and is a lovely size and bordered with mature shrubs. At the end of the garden is a parking space for one car and a single garage.

Holyport street is a popular and well-connected location in the centre of the conservation village of Holyport with its village green, cosy pubs and local shops and is just a short drive or walk to Maidenhead town centre and train station, with fast services to London via the Elizabeth Line. Local road links via the A404 and M4 are also close by, making this a convenient base for commuters. The property is in catchment area for Holyport college making this house a perfect option for families looking to access fantastic schooling.

Oakwood Estates

# Property Information

-  HOLYPORT COLLEGE CATCHMENT
-  PERIOD FEATURES
-  PARKING AND GARAGE

-  TWO DOUBLE BEDROOMS
-  VILLAGE LOCATION
-  POTENTIAL TO EXTEND IN TO LOFT  
(S.T.P.P)

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

## 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 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.

## 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.

# Floor Plan



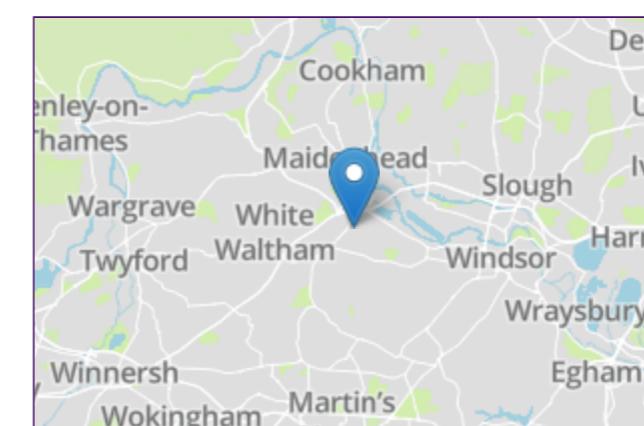
## Elm Cottages

Approximate Floor Area = 68.42 Square meters / 736.46 Square feet  
Garage Area = 15.65 Square meters / 168.45 Square feet  
Total Area = 84.07 Square meters / 904.91 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 Govview.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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	
(81-91)		B	74
(69-80)		C	65
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			