




# Garth Cottage

Ascot Road, Holyport, Berkshire



BNP PARIBAS GROUP 



## Charming period home with a separate self-contained Studio, all within a stone's throw of the village green

Garth Cottage is a delightful detached period property surrounded by lovely landscaped gardens. With flexible living space arranged over two floors and the benefit of a separate Studio, it is perfectly suited for family life



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DETACHED STUDIO & GARAGE**



**LANDSCAPED GARDENS**



**FREEHOLD**



**VILLAGE**



**3,145 SQ FT**



**GUIDE PRICE  
£1,235,000**



### The property

On the ground floor, the welcoming entrance hall features an elegant woodblock floor that flows seamlessly into the dining room, where an original ceiling beam adds character. The sitting room has an open fireplace as a focal point while French doors extend the space out to the terrace and garden.

At the heart of the home lies the kitchen, a light-filled space with a vaulted ceiling, skylights, and a stylish mix of country-style cabinetry, integrated appliances, and a peninsula with an integral breakfast bar. Generously proportioned, it accommodates both dining and casual relaxation, with further French doors leading directly to the terrace. The ground floor further comprises a cloakroom/utility room.

Upstairs, there are five beautifully appointed bedrooms, including one with a luxurious en suite bathroom. A well-designed family shower room serves the remaining rooms.

### Outside

At the front, the property is approached via a delightful garden behind a low brick wall and a paved driveway. A second separate driveway provides access to a large courtyard with secure gated parking, a garage, and adjoining Studio offering further accommodation of sitting room, double bedroom, kitchen, and shower room.

The rear garden is a sunny sanctuary, featuring a lawn bordered by both formal and specimen planting to create a lush, tranquil setting. A paved terrace provides the ideal spot for outdoor entertaining and al fresco dining.



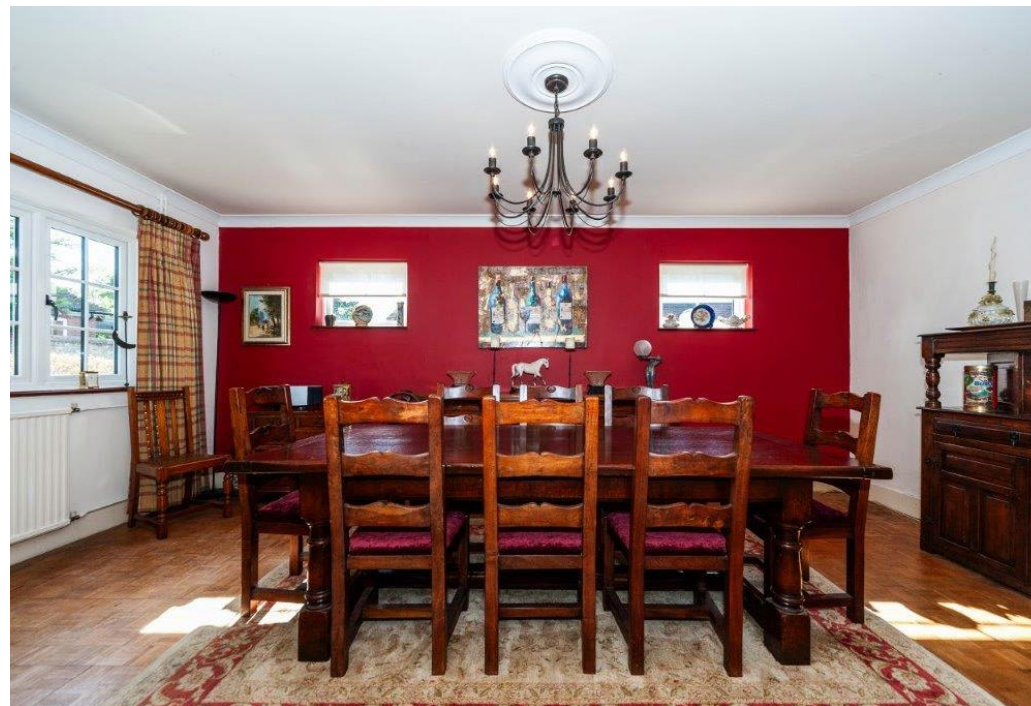
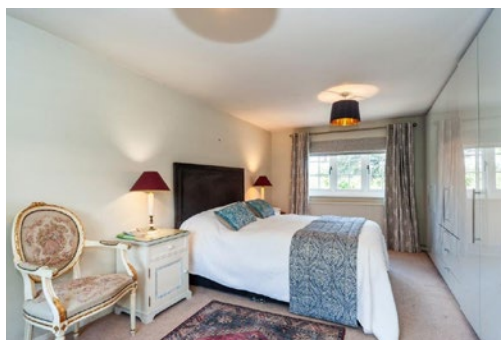


## Location

The property is situated in the quintessential village of Holyport with its well-renowned public houses, quaint village green with duck pond, and shops catering for 'day-to-day' needs, as well as excellent local schools. Further, more extensive facilities are available in the towns of Maidenhead, Ascot, Windsor and Reading. Some of the finest restaurants are also in close proximity, including the renowned Waterside Inn, The Fat Duck and Hinds Head in Bray, and the popular Winning Post in Maidens Green.

For commuters, the nearby Maidenhead Station offers regular services to London Paddington (Elizabeth Line). The property also benefits from easy access to the M4, thereby linking with the M25, Heathrow Airport, Central London and the West Country.

There are also exceptional schools in the area, in both the state and independent sectors, and Garth Cottage is in the catchment area of Holyport College Senior School (sponsored by Eton College).



## Distances

- Maidenhead 2.7 miles
- Windsor 5.2 miles
- Marlow 8 miles
- Ascot 8.3 miles
- Heathrow Airport (T5) 14.5 miles
- Central London 29 miles

## Nearby Stations

- Maidenhead railway station
- Furze Platt railway station
- Taplow railway station

## Key Locations

- Holyport and Bray cricket grounds
- Braywick Sports and Recreation Ground
- Braywick Nature Centre
- Dorney Lake
- Cliveden House (National Trust)
- Windsor Castle
- Windsor and Ascot Racecourses

## Nearby Schools

- Holyport CofE Primary School
- Braywick Court School
- Upton House School, Windsor
- Lambrook, Winkfield Row
- St. Piran's School, Maidenhead
- St. George's, Windsor
- Holyport College (sponsored by Eton College)
- Newlands Girls' School, Maidenhead
- Claires Court, Maidenhead
- The Marist, Sunninghill
- Reading Blue Coat School
- Eton College





**Garth Cottage, Maidenhead**  
**Main House gross internal area = 2,525 sq ft / 235 sq m**  
**Garage gross internal area = 217 sq ft / 20 sq m**  
**Studio gross internal area = 403 sq ft / 37 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

House internal area 2,525 sq ft (235 sq m)

Studio internal area 403 sq ft (37 sq m)

Garage internal area 217 sq ft (20 sq m)

Total internal area 3,145 sq ft (292 sq m)

For identification purposes only.

## Directions

Post Code: SL6 2HY

what3words: ///eaten.liner.knee

## General

**Local Authority:** Royal Borough of Windsor & Maidenhead

**Services:** Mains electricity, gas, water and drainage.  
Gas central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** D

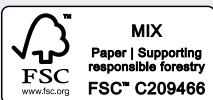
## Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

**01753 257217**

windsor@struttandparker.com  
struttandparker.com

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