



Foxley Manor  
Forest Green Road, Holyport, Berkshire

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# Foxley Manor

## Forest Green Road

### Holyport

#### Berkshire SL6 2NW

A handsome period residence set in mature gardens, with outlooks over polo fields and beautiful tranquil countryside. Foxley Manor offers a rare opportunity to purchase a property combining a period house with exceptional views and gardens in a much sought after village including excellent facilities and access links to London and neighbouring historic towns.

M4 (Jct 8/9) 2.4 miles, Maidenhead railway station 2.9 miles (London Paddington 20 minutes), Windsor 4.8 miles, Heathrow Airport (T5) 14 miles, Central London 30 miles

Reception hall | Sitting room | Dining room  
Family room | Study/office | Kitchen/breakfast room | Utility/annexe kitchen | Cloakroom  
Annexe living room | Annexe bedroom | Annexe shower room

Principal bedroom with en suite bathroom and balcony | 4 Further bedrooms (1 en suite)  
Galleried office | Family bathroom | Double garage | Store room 1 | Store room 2 | Pool pump room | Mature gardens | Tennis court  
Swimming pool | About 1.6 acres | EPC: D

#### The property

With its attractive architectural design and distinctive pillared entrance portal, Foxley Manor offers in excess of 3500 sq. ft of elegant accommodation, perfectly suited to a modern family lifestyle, with the potential for extension (subject to planning permission). The house

is entered via a welcoming reception hall with a feature fireplace and staircase affording glimpses of the galleried landing above. Reception rooms comprise a sitting room with a sizeable bay window alcove offering views and access to the mature garden, a relaxed family room with inglenook fireplace and French doors to the outside, and an adjacent formal dining room saturated in natural light, courtesy of the part-glazed vaulted ceiling and two glazed walls; direct access to the gardens may be enjoyed via two sets of French doors. With its York flagstone flooring, the spacious kitchen/breakfast room is fitted with a wide range of wall and base level cabinetry and integrated appliances, with ancillary space provided by the adjoining utility room. Home workers will find a useful refuge in the study/office which has external doors to the pool garden.

On the first floor is the spacious principal bedroom with access to a balcony offering a relaxing retreat, with a contemporary fireplace, fitted storage, and an en suite bathroom with spa bath. There is also a guest bedroom with an en suite bathroom, three further bedrooms and a family bathroom.

Double doors from the landing open into a light-filled galleried study/office overlooking the dining room and with glazed vaulted ceiling and delightful views over the garden.

Further rooms on the ground floor, currently presented as a gym, have been utilised as an additional living room with the convenience of an adjacent Bedroom 6 and shower room, providing an opportunity to create an au pair or granny annexe accommodation using the utility room as a separate kitchen.





## Outside

The property is approached via double electrically operated timber gates opening onto an 'in and out' gravelled driveway that provides parking for numerous vehicles and provides access to the detached double garage and spacious storage area.

A pond surrounded by colourful shrubs and perennial plants creates a pleasing garden feature and mature climbing plants adorn, and complement, the front elevation of the house. There are swathes of lawn interspersed with specimen trees and shrubs, and clipped evergreen hedging forming an enclosure to a tennis court with professional play standard Poraflex surface. Alongside the house is gravelled and paved terracing with direct access from reception rooms, providing excellent alfresco dining and relaxation space. A timber gate opens to the secluded pool garden where paving surrounds an inviting outdoor heated pool with swim jet, offering a spot in which to relax. It is worth noting that a garden irrigation system extracts water from the adjacent river Bourne.

## Location

Foxley Manor enjoys a truly beautiful, peaceful rural position with exceptional views over adjoining countryside and polo land and is situated just to the south of the picturesque Holyport village with its duck pond and village green edged by inns and historic buildings. Local amenities includes a number of local shops for day-to-day needs whilst a wider range of shopping, world renowned restaurants and recreational facilities may be found in nearby Maidenhead, Bray and Windsor.

Communication links are excellent with easy access to the M4 (linking to the M25), and the M40; Central London is just 30 miles away. For commuters, the train station at Maidenhead, where Crossrail/Elizabeth Line is in operation, provides regular services to London Paddington, whilst the two stations in Windsor, provide

services to both Waterloo and Paddington (via Slough).

Schooling options in the area are extensive and include the nearby Holyport College (sponsored by Eton College), Windsor Boys and Girls Schools, Lambrook in Winkfield Row, St Mary's, St Georges and Papplewick in Ascot, and Eton College.

Sporting and leisure facilities in the area are varied and include golf at Temple, Maidenhead, The Royal Berkshire, Hawthorn Hill, Sunningdale and Wentworth, horse racing at Windsor and Ascot, horse riding and polo in Windsor Great Park and at many local polo clubs, and flying at White Waltham Airfield as well as boating and rowing on some stretches of the River Thames.

## Directions

Leave the M4 at Junction 8/9 and take the exit signposted to Maidenhead Central (A308). Continue to the roundabout and take the 4th turning onto the A330 Ascot Road (signposted Holyport). Follow this road about 1.5 miles passing the Village Green and take the 1st left turn into Forest Green Road. Continue along this road and Foxley Manor will be found on the left hand side with the main entrance nestling under a stately weeping willow, just before passing over Gad Bridge.















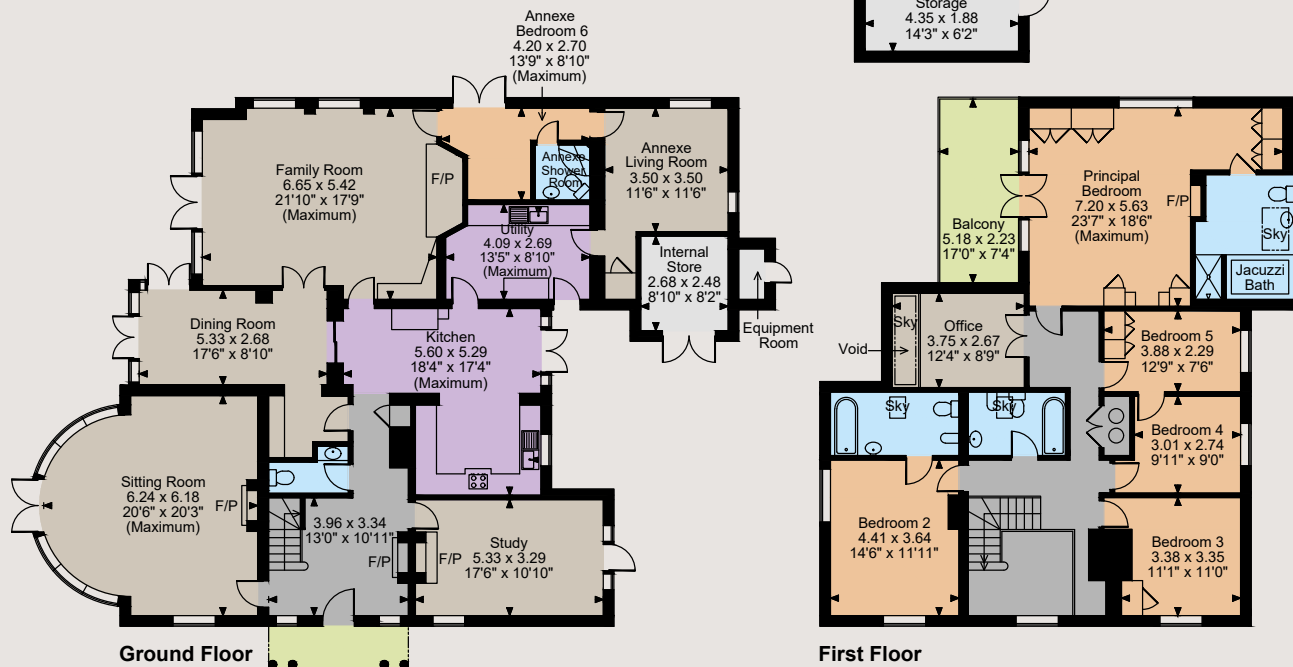






## Floorplans

House internal area 3,502 sq ft (325 sq m)  
Garage internal area 350 sq ft (33 sq m)  
Storage internal area 160 sq ft (15 sq m)  
Balcony external area = 125 sq ft (12 sq m)  
Total internal area 4,012 sq ft (373 sq m)  
(Quoted area excludes 'Pool Boiler Shed')  
For identification purposes only.



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

**Local Authority:** Royal Borough of Windsor & Maidenhead – Tel. 01628 683800

**Services:** Mains electricity, gas, and water.  
Private drainage by way of two septic tanks.  
(The private drainage may not comply with current regulations). Up to 900mbs Gigaclear fibre optic cable.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £3,350,000

## Windsor

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