



4 Holyport Road
Holyport, Berkshire

An appealing semi-detached family home with views over countryside, in a highly regarded village of Holyport

A charming and creatively extended, semi-detached home offering light-filled, flexible living over three levels, perfect for family life. The property enjoys a semi-rural setting, within striking distance of the village green and near to town centre amenities and a station with journey times to central London from 18 minutes



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE & LARGE CARPORT



GARDENS



FREEHOLD



VILLAGE



1385 SQ FT



**GUIDE PRICE
£785,000**

The property

Sensitively-extended for seamless living and entertaining, the property features quality fixtures and fittings, contemporary sanitaryware, and elegant neutral décor throughout, together with exposed wooden flooring across the ground floor.

The predominantly open-plan ground floor flows from a welcoming reception hall with a staircase to the upper floors and a door opening to a sitting room with a front aspect bow window and a fireplace with a wood-burning stove. The sitting room opens into a dining room with built-in storage and space for a good-sized table, in turn opening into a rear aspect kitchen/breakfast room. It is equipped with bespoke cabinetry including glass-fronted display cabinets, a large central island with breakfast bar, and integrated appliances; a roof lantern and French doors to the rear terrace provide excellent natural light.

The first floor is host to three bedrooms, one currently being utilised as a study, together with a family bathroom with a modern freestanding bath and

separate shower enclosure. The second floor is dedicated to the vaulted principal bedroom with its feature exposed brick wall, large angled Velux glazing with stunning front aspect views, glazed French doors to a Juliet balcony overlooking the rear garden, fitted and eaves storage, and a fully-tiled en suite shower room.

Outside

Set behind mature hedging and enjoying pleasing front aspect views over open countryside, the property is approached via a pedestrian gate over a path leading to the front door, flanked on each side by areas of lawn. A separate rear driveway gives access to a garage and large carport with an adjacent pedestrian gate to the enclosed rear garden. It is laid principally laid to lawn, bordered by well-stocked flower/shrub beds and features a paved terrace accessible from the kitchen/breakfast room.



Location

The property is situated in the picturesque village of Holyport and enjoys a semi-rural location with views over countryside to both the front. The village has a duck pond and village green edged by inns and historic buildings, and a 5* butcher, 2 stores, coffee shop and a hairdresser.

Further local amenities include a number of 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.

For commuters, the train stations at Maidenhead and Taplow not only provide regular services to London Paddington but the Elizabeth Line also has direct links to Central London; the two stations in Windsor, provide services to both Waterloo and Paddington Slough). A bus stop, conveniently situated directly outside the property, provides regular services to Maidenhead, Windsor, Ascot and Bracknell.

Sporting and leisure facilities in the area are varied and include golf at Bird Hills, Temple, Maidenhead, The Royal Berkshire, Hawthorn Hill, Sunningdale and Wentworth;

horse racing at Windsor and Ascot; flying at White Waltham Airfield; and boating and rowing on Dorney Lake and some stretches of the River Thames.

There are excellent schooling options in the area, in both the state and private sectors, including Holyport CofE Primary School (just 320 metres from the property), and the nearby Holyport College (sponsored by Eton College).

Distances

- M4 (Jct 8/9) 1.6 miles
- M13 (Jct 13) 10.4 miles
- M3 (Jct 3) 12.1 miles
- Maidenhead 2.5 miles
- Windsor 5 miles
- Heathrow Airport (T5) 13.6
- Central London 29 miles

Nearby Stations

- Maidenhead
- Taplow
- Windsor & Eton Central station
- Windsor & Eton Riverside station
- Twyford

Key Locations

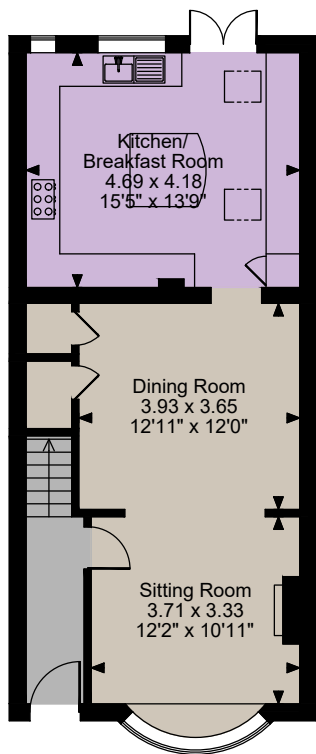
- Dorney Lake
- Bray Lake
- Cliveden House & Gardens (National Trust)
- Windsor Great Park
- Windsor Castle

- Windsor Racecourse
- Ascot Racecourse
- LEGOLAND Windsor Resort

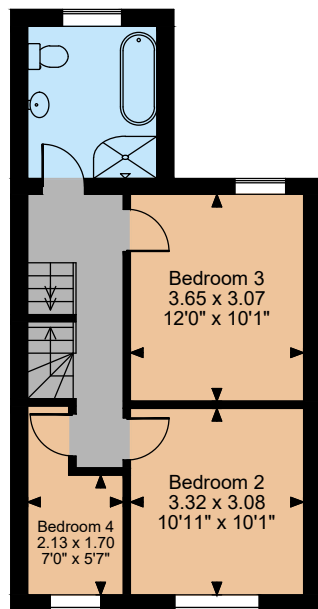
Nearby Schools

- Holyport CofE Primary School
- Holyport College (sponsored by Eton College)
- Boyn Hill Infants School, Maidenhead
- Newlands Girls' School, Maidenhead
- Desborough College, Maidenhead
- St. Piran's, Maidenhead
- Claires Court, Maidenhead
- Sir William Borlase Grammar, Marlow
- Lambrook, Winkfield Row
- Windsor Boys' School
- Windsor Girls' School
- Eton College

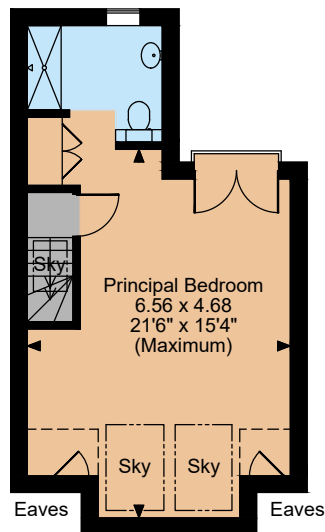




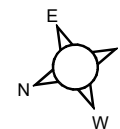
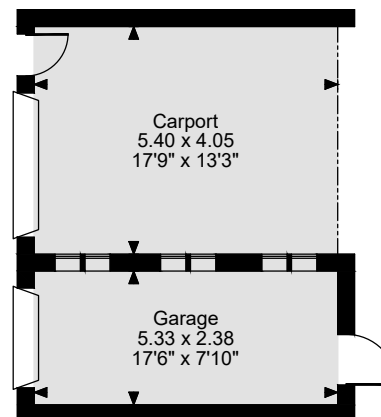
Ground Floor



First Floor



Second Floor



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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 1,385 sq ft (129 sq m)

Garage internal area 391 sq ft (36 sq m)

Total internal area 1,776 sq ft (165 sq m)

For identification purposes only.

Directions

Post Code: SL6 2HA

what3words: ///deaf.mugs.young - brings you to the property

General

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

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band E

EPC Rating: C

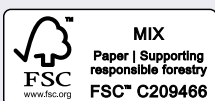
Windsor

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