



# Two Acres

Money Row Green, Holyport, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROVE



## A fine family residence in a semi-rural location with views over countryside

Set within almost half an acre, an exceptional family home offering light and airy accommodation with the benefit of wonderful views over countryside



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGE & OFF-ROAD PARKING**



**EXTENSIVE GARDEN**



**FREEHOLD**



**SEMI RURAL VILLAGE**



**2,889 SQ FT**



**GUIDE PRICE  
£1,795,000**



### The property

Enviably located less than half a mile from the picturesque village of Holyport and within the catchment area for Holyport College (sponsored by Eton College), Two Acres presents an excellent opportunity for those seeking a semi-rural setting, within easy reach of local amenities. The property has been stylishly extended and refurbished to create a superb family home, with many of the rooms taking full advantage of the outlook over countryside to both the front and rear.

The ground floor accommodation provides ideal space for relaxing, dining and entertaining, the hub of which is the impressive bespoke kitchen/breakfast room, fitted with a comprehensive range of hand-painted units, a central island, and an integral breakfast bar. There is also ample space for a breakfast/dining table, with bi-folding doors opening out to the garden terrace, thereby 'bringing the outside in'. The connecting sitting room features a fireplace and also enjoys direct access to the garden terrace via double doors; this room be utilised as a formal dining room if

so wished. The drawing room boasts sliding picture windows that afford a wonderful view over the rear garden, a feature wall, a bespoke media unit, and a contemporary wood burner. The ground floor is completed by a welcoming reception hall, a utility room and a cloakroom.

On the first floor, the accommodation is arranged to provide a spacious principal bedroom with a sleek, modern en suite bathroom, four further bedrooms, two of which have en suite shower rooms and picture windows overlooking the rear garden and countryside beyond, and a generously proportioned family bathroom.





## Outside

To the front of the house is a spacious gravelled area providing parking for several cars, screened from the road by hedging and accessed via in and out entrances. At the rear, the extensive garden is principally laid to lawn with a variety of mature trees and shrubs, and there is a 21ft greenhouse, and a shed/machinery store. Adjoining the house is a partly covered, paved terrace that is the ideal spot for alfresco dining and relaxation.

## Location

Two Acres is situated less than half a mile from the picturesque village of Holyport and enjoys a semi-rural location with views over countryside to both the front and rear. The village has a duck pond and village green edged by inns and historic buildings. 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, whilst the two stations in Windsor, provide services to both Waterloo and Paddington (via Slough).

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; 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 the nearby Holyport College (sponsored by Eton College).



## Distances

- M4 (Jct 6) 2.2 miles
- M13 (Jct 13) 10.3 miles
- M3 (Jct 3) 11 miles
- Holyport 0.4 miles
- Maidenhead 2.9 miles
- Windsor 5 miles
- Heathrow Airport (T5) 14.3 miles
- Central London 29.5 miles

## Key Locations

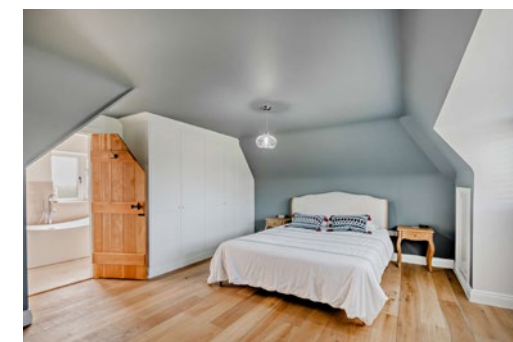
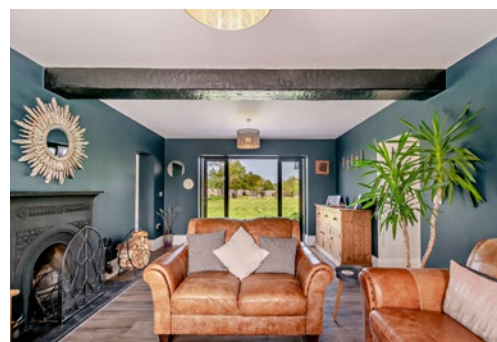
- Dorney Lake
- Bray Lake
- Cliveden gardens and maze
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse
- Ascot Racecourse
- Legoland, Winkfield

## Nearby Schools

- 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

## Nearby Stations

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





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

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 2,686 sq ft (250 sq m)

Garage internal area 203 sq ft (19 sq m)

Greenhouse & Shed internal area 340 sq ft (32 sq m)

For identification purposes only.

## Directions

SL6 2ND

what3words: ///spray.opera.truck

## 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 G

**EPC Rating:** D

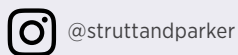
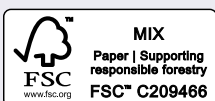
## Windsor

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