



Longchase

Money Row Green, Holyport, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An imposing detached residence with annexe, detached cottage and leisure complex

Situated at the heart of the picturesque village of Holyport, a substantial family home with a self-contained annexe, detached cottage, leisure complex, and secluded grounds with a tennis court.



8 RECEPTION ROOMS



5 BEDROOMS PLUS ANNEXE & COTTAGE



4 BATHROOMS



TRIPLE & DOUBLE GARAGES



1.74 ACRES



FREEHOLD



VILLAGE



10,062 SQ FT



**GUIDE PRICE
£4,350,000**



The property

Set within secluded grounds of about 1.74 acres and enviably situated just a stone's throw from the charming village green, Longchase is an impressive property that has been designed to suit the requirements of the 21st century. In addition to the main house, there is ancillary accommodation in the form of a self-contained one-bedroom annexe with access to a courtyard garden, and a detached cottage, ideal for intergenerational living, or simply for guests and/or staff. Of particular note is the superb leisure complex comprising an indoor pool, drinks bar, sauna, steam room, Jacuzzi, and shower room; three sets of double doors open out to the gardens from the pool area, thereby extending the relaxation/entertaining space during the warmer months. Also contained within the complex is a games room and generously sized office, perfect for those seeking to work from home.

The house is entered via a sumptuous reception hall featuring marble flooring with under-floor heating, creating a welcoming first impression. The ground

floor living space is exceptionally spacious with light and airy rooms, including a number of reception rooms that provide various options for relaxation, and both formal and informal entertaining.

The elegant drawing room connects with the dining room via double doors, which in turn links with the extensive conservatory thereby providing excellent entertaining space. From the conservatory, there is access to the breakfast room and kitchen, where double doors open out to the family room, featuring slate tiled flooring and under-floor heating. The kitchen is of generous proportions and is comprehensively fitted with a range of country-style units, marble worksurfaces, a central island, and integrated Miele appliances including two dishwashers, steam oven, coffee machine, microwave, warming drawer, and a free-standing double Wolf range cooker. The ground floor further comprises an office with direct access to the courtyard garden, a utility room, cloakroom and a separate WC.



On the first floor, the accommodation is arranged to provide five bedrooms including a principal bedroom with direct access to one of the property's two roof terraces, an en suite dressing room and a shower room. There is also a further suite comprising a bedroom, en suite dressing room and shower room, three further bedrooms (one with en suite bathroom and roof terrace) and a family bathroom.

Outside

Longchase is approached via double, electrically gates opening onto a driveway that provides access to the garaging and culminates in a turning circle with a central fountain. The wonderful gardens are principally laid to lawn with well stocked flower beds and various areas of interest including an ornamental pond.

To the rear of the house, a large paved patio with easy access from the breakfast room, family room and leisure complex provides superb 'al fresco' dining and relaxation space. There is also a discreetly positioned 'all weather' tennis court to complement the leisure and recreational facilities.

Location

Longchase is situated in the quintessentially English village of Holyport, with its village green and duck pond, and shops catering for day-to-day needs. 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 renowned The Waterside Inn, The Fat Duck and Hinds Head in Bray, and the Winning Post in Maidens Green.

Communications links are excellent with road-users having easy access to the M4, thereby linking with the M25, Heathrow Airport, Central London and the West Country; Maidenhead station provides speedy rail services to London Paddington (Elizabeth Line).

There are exceptional schools in the area, in both the state and independent sectors, and it is worth noting that the property is within the catchment for Holyport College, the highly regarded 'free 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

- Braywick Sports and Recreation Ground
- Braywick Nature Centre
- Dorney Lake
- Old Priory Garden
- Ray Mill Island
- Cliveden House (National Trust)
- Windsor Castle
- Windsor Racecourse

Nearby Schools

- Holyport College
- Newlands Girls' School, Maidenhead
- St Nicholas' CofE School, Hurst
- Oldfield Primary School, Maidenhead
- Highfield Preparatory School, Maidenhead
- St. Piran's, Maidenhead
- Claires Court, Maidenhead
- Sir William Borlase Grammar School, Marlow
- Lambrook, Winkfield Row
- Upton House, Windsor
- St. George's, Windsor
- Eton College







Longchase, Holyport, SL6

Approx. Gross Internal Area 7918 Sq Ft - 735.61 Sq M

(Excluding Annex, Outbuilding & Cottage)

Approx. Gross Internal Area Of Annex 375 Sq Ft - 34.84 Sq M

Approx. Gross Internal Area Of Outbuilding 1323 Sq Ft - 122.91 Sq M

Approx. Gross Internal Area Of Cottage 446 Sq Ft - 41.43 Sq M

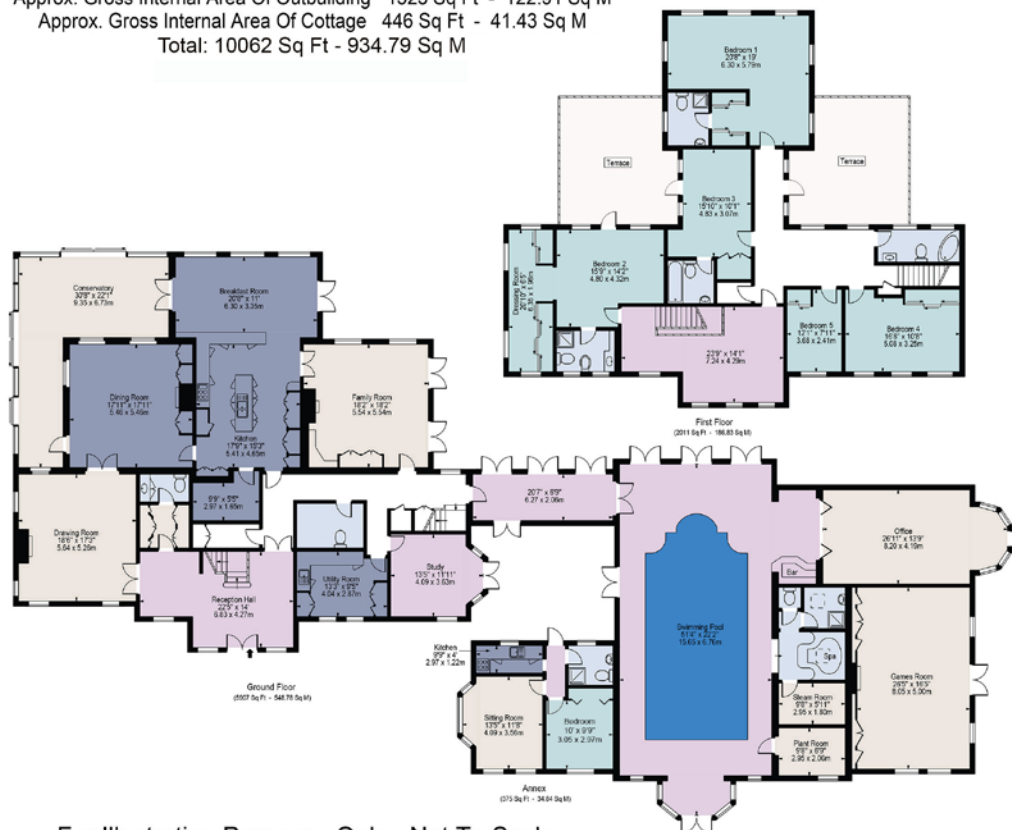
Total: 10062 Sq Ft - 934.79 Sq M



Cottage
(446 Sq Ft - 41.43 Sq M)



Outbuilding
(1323 Sq Ft - 122.91 Sq M)



For Illustration Purposes Only - Not To Scale

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Floorplans

House internal area 7,918 sq ft (735.61 sq m)

Annexe internal area 375 sq ft (34.84 sq m)

Outbuilding 1,323 sq ft (122.91 sq m)

Cottage 446 sq ft (41.43 sq m)

Total internal area 10,062 sq ft (934.79)

For identification purposes only.

Directions

SL6 2NA

what3words: ///hooks.donor.port

General

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

Services: Mains electricity, gas & water drainage

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

Council Tax: Band H

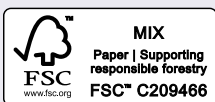
EPC Rating: C

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