



Located within the catchment area for the highly regarded Holyport College as well as several other schools this is an exceptional opportunity to acquire a wonderful family home in the sought-after village of Holyport.

This charming three-bedroom 1930s semi-detached home is presented in good condition and offers exciting scope for further enlargement with planning permission, structural/technical specifications and party wall agreement already obtained.

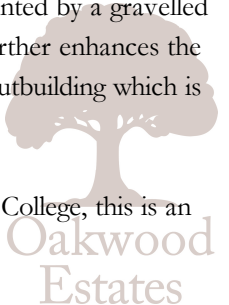
The ground floor features a spacious living room centred around an attractive fireplace, a separate dining room with doors opening onto the beautifully landscaped rear garden, and a well-appointed kitchen.

Upstairs, there are three bedrooms and a modern family bathroom. The generous principal bedroom benefits from fitted wardrobes, while bedroom three provides access via staircase to a versatile loft room, ideal as a hobby space, study or occasional room.

To the front, a large driveway provides off-road parking for multiple vehicles, with convenient side access leading to the rear garden.

The attractive rear garden is predominantly laid to lawn and bordered by mature trees and shrubs, complemented by a gravelled area with pergola, perfect for outdoor entertaining and alfresco dining. A recently constructed outbuilding further enhances the property, offering flexible accommodation and includes a home office and W.C. There is also a very useful outbuilding which is currently being used as a utility room.

Located within the catchment area for several highly regarded schools, including the ever-popular Holyport College, this is an exceptional opportunity to acquire a wonderful family home in a desirable village setting.



Property Information

-  HOLYPORT COLLEGE CATCHMENT
-  DRAWINGS & ALL PLANNING DOCUMENTS AVAILABLE ON VIEWING PROPERTY
-  LARGE GARDEN AND DRIVEWAY
-  QUIET LOCATION WITHIN WALKING DISTANCE OF LOCAL SHOPS
-  POTENTIAL TO EXTEND - PLANNING PERMISSION GRANTED & PARTY WALL ARRANGEMENTS IN PLACE
-  LARGE 3 ROOM OUTBUILDING INCLUDING OFFICE & W/C
-  CONVERTED LOFT SPACE


x3
Bedrooms


x2
Reception Rooms


x1
Bathrooms


x3
Parking Spaces


Y
Garden


N
Garage

Planning Permission

Planning permission has been granted. Further information can be found on the RBWM website, REF NUMBER: 26/00284/FULL

Schools And Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector. There are numerous sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead, which is within easy reach. The local area has many walking trails, including the routes through the village into Fifield and beyond. Nearby amenities include the newly opened Braywick Leisure Centre, a multiplex cinema, shops and restaurants.

Location

This property is conveniently located in the village of Holyport within easy reach of Maidenhead Town Centre and the Crossrail Railway station providing fast links into London Paddington (fast trains approx. 20 minutes).. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Council Tax

Band E

Floor Plan

