



Fine character house set in grounds of about 3.6 acres

High Barn, Sheepcote Lane, Maidenhead, Berkshire SL6 3JU

Freehold

savills

Reception hall • 3 reception rooms • kitchen & breakfast room • 2 bedroom suites • 3 further bedrooms • family bathroom • utility room • gardens & grounds of about 3.6 acres with a swimming pool

Local information

High Barn is situated in a semi-rural location approximately 6.9 miles south of Maidenhead and approximately 5 miles from Windsor, both of which offer a wide range of shopping, schooling and leisure facilities.

Rail services to London (Paddington) are available from Maidenhead and to London (Waterloo) from Windsor. The M4 motorway is available at Junction 8/9 (Braywick).

There are an extensive range of schools in the area, both state and independent including White Waltham C of C Academy in Maidenhead, Holyport College in Holyport, Wellington College, Eton College, St. George's and Upton House in Windsor; Heathfield, St. George's and Papplewick in Ascot and Lambrook in Winkfield Row.

About this property

This is a wonderful detached house with character offering flexible accommodation over two floors set in about 3.6 acres of gardens and grounds.

On the ground floor in the welcoming reception hall with impressive imperial staircase. The sweeping staircase has wooden balustrades and a large window giving views over the garden. French doors open directly into the impressive drawing room which has double aspect views over the garden, an exposed brick feature fireplace and French doors opening on to the front garden. The family room

has exposed beams, an exposed brick feature fireplace and bespoke built-in cabinetry. The dining room also has exposed beams and French doors opening on to the garden. The modern country style kitchen has a comprehensive range of cabinets and drawers, integrated appliances and double aspect views. The utility room has fitted cabinets, laundry plumbing and direct garden access. The adjoining breakfast room has French doors opening on to the garden terrace. This floor is completed by a study, cloakroom and wine store. There is also access to the integral garage, which is currently used as a gym.

On the first floor the impressive main bedroom suite has double aspect views over the grounds, walk-in wardrobe, en suite bathroom and separate shower room. There is a guest bedroom suite with dressing room and en suite bathroom. There are three further beautifully presented bedrooms and a family bathroom on this floor.

The gardens and grounds at High Barn are divided into a garden of about 1.2 acres which is principally laid to lawn with mature shrubs and trees. A sheltered terrace which surrounds the swimming pool and pool house creating a delightful area for relaxation. A further 2.4 acres of paddocks/fields lie to the side of the property.

Tenure
Freehold





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Gross internal area (approx) 3634 sq ft

Outbuildings 472 sq ft

Total 4106 sq ft

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Approximate Floor Area = 337.6 sq m / 3634 sq ft
 Outbuilding = 13.6 sq m / 146 sq ft
 Garage = 30.3 sq m / 326 sq ft
 Total = 381.5 sq m / 4106 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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