



Charming cottage in desirable semi-rural location

Orchard Cottage, Stud Green, Holyport, Berkshire SL6 2JH

Freehold



Reception vestibule • sitting/dining room • kitchen • 3 bedrooms • bathroom • garden

Local information

Orchard Cottage is set in Holyport is a highly regarded conservation area with a village green and duck pond. The nearby facilities include a local shop, doctors surgery, a primary and secondary school. The local Belgian Arms and The George are highly regarded. More extensive shopping and leisure facilities are available in Windsor (approximately 5.4 miles) and Maidenhead (approximately 3.2 miles).

For the commuter London Paddington is available from Maidenhead station (journey time approximately 34 minutes) with Crossrail the new high speed service is due to begin running soon. Access to London Waterloo is from Windsor and Eton Riverside station. The M4 is accessed via (junction 8/9) which in turn leads to the M25, M3, M40, Heathrow Airport and Central London.

Schooling opportunities in the area both state and private are extensive and include Lambrook, St Piran's, St Mary's and St Georges in Ascot, Eton College, Royal Holloway University, The Marist, Windsor Boys School, Windsor Girls School and Holyport College. NB. Please check catchments and admissions policies.

About this property

Orchard Cottage is a charming property that dates back to 1750 and has been fully renovated and refurbished by the current owner. This has created a highly

desirable home with an open plan sitting/dining room with contemporary feature fireplace. The kitchen has a comprehensive range of sleek units, contrasting counter tops, integrated appliances and French door opening on to the garden terrace. Bedroom one with garden views and built-in wardrobes completes this floor.

On the first floor, there are two bedrooms, one with a pitched beamed ceiling and built-in wardrobes. A luxurious family bathroom with jetted bath tub, overhead shower and built-in television completes this floor.

To the rear the southerly facing garden is delightful. A large decked sun terrace leads down to the lawn with pear, plum and apple trees. At the end of the garden the shed with power is a useful storage space.

Photography taken 19/9/2019

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 873 sq ft

Outbuildings 89 sq ft

Total 962 sq ft



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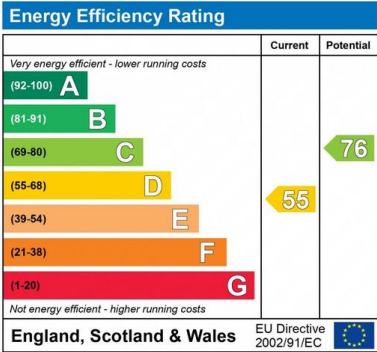
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Approximate Area = 81.1 sq m / 873 sq ft
Outbuilding = 8.3 sq m / 89 sq ft
Total = 89.4 sq m / 962 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)
For identification only. Not to scale.
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Ground Floor First Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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