



Stunning house with exceptional garden & heated pool

Cedar Wood Money Row Green, Holyport, Berkshire SL6 2NA

£1,295,000 Freehold



Reception hall • 2 reception rooms • kitchen/breakfast room • 3 bedrooms (1 with dressing room) • 3 bath/shower rooms (2 en-suite) • 2 large cabins • garden with heated swimming pool • double garage

Local information

Cedar Wood is close to the village centre. Holyport is a highly regarded conservation area with a village green and duck pond. Set on the green are two highly regarded pubs The George and The Belgian Arms. Nearby facilities include local shops, doctors surgery, a primary and secondary school. Windsor (approx. 5.4 miles) and Maidenhead (approx. 3.2 miles).

About this property

Cedar Wood is an outstanding property. Beautifully presented throughout with a wonderful flowing layout. The chic design and practical detailing have made this a highly desirable house. This is combined with a stunning landscaped garden which is perfect for entertaining with swimming pool, sun terrace and two large cabins.

To the front of the property the post and rail fence is backed by evergreen planting creating an attractive entrance to the property. The five bar gate opens on to the paved driveway which leads to the double garage and provides parking for several cars. On the ground floor the spacious reception hall leads to all rooms. French doors open into the stylish family room with double aspect views over the garden and two sets of door opening on to the sun terrace. The kitchen is fitted with a comprehensive range of bespoke country style cabinets and a central island. The kitchen comprises of Miele appliances including the double oven, microwave, 2 x plate warmers, steamer, coffee

machine, deep fat fryer and cooker hood. There is also a De Dietrich five ring induction hob. The adjoining sitting room has sliding doors opening on to the garden. There are two beautifully presented bedrooms both with wardrobes and one with a superb en suite bathroom. This floor is completed by a study and a family shower room with steam jet shower. There is a Bose touch screen house sound system.

The first floor is dedicated to a wonderful principal bedroom suite with air conditioning. The bedroom is fitted with a comprehensive range of fitted drawers. It commands the most amazing views over the garden to the fields beyond with a full height window framing the picturesque view beautifully. The luxurious en suite bathroom has a wonderful contemporary soaking tub with waterfall shower above, "his" and "hers" vanity units. Adjoining this is the dressing room with a range of fitted wardrobes and vanity unit. The rear garden at Cedar Wood is spectacular. The large paved sun terrace adjoining is the perfect spot for outdoor entertaining. Alongside there is the heated swimming pool and surrounding terrace. The two large log cabins complete this garden. Cabin one has a cloakroom and space that could be used as a gym or studio. Cabin two could be used as a home office for several people or as a games room.

Tenure

Freehold





Cedar Wood Money Row Green, Holyport, Berkshire SL6 2NA

Gross internal area (approx) 2283 sq ft

Outbuildings 761 sq ft

Total 3044 sq ft

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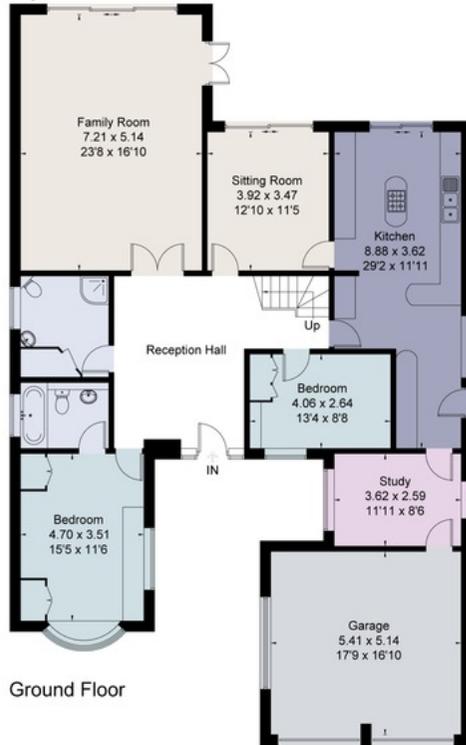


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Approximate Area = 212.1 sq m / 2283 sq ft
 Garage = 27.8 sq m / 299 sq ft
 Outbuildings = 42.9 sq m / 462 sq ft
 Total = 282.8 sq m / 3044 sq ft
 Including Limited Use Area (9.6 sq m / 117 sq ft)
 For identification only. Not to scale.

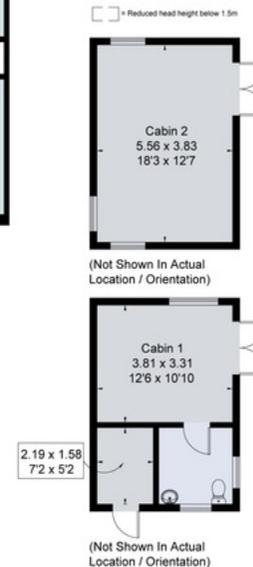
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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