



A five bedroom house set in a sought after location

7 The Fieldings, Holyport, Maidenhead, Berkshire SL6 2NL

£1,100,000 Freehold



Reception hall • 3 reception rooms • study • kitchen • 5 bedrooms (2 en suite) • family bathroom • utility room & cloakroom • double garage, off-street parking & garden

Local information

7 The Fieldings is set in Money Row Green. Holyport which is a highly regarded conservation area is nearby 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. More extensive shopping and leisure facilities are available in Windsor (approx. 5.4 miles) and Maidenhead (approx. 3.2 miles).

For the commuter London Paddington is available from Maidenhead station (journey time approx. 34 minutes) with Crossrail now running. Access to London Waterloo is from Windsor and Eton Riverside station. The M4 is accessed via (junction 8/9).

Schooling opportunities are extensive and include Holyport College which is sponsored by Eton College, Lambrook, St Piran's, St Mary's and St Georges in Ascot, The Marist, Windsor Boys School and Windsor Girls School. NB. Please check catchments and admissions policies.

About this property

This property offers family accommodation set over two floors. A double garage, driveway parking and a southerly facing rear garden make this an appealing family house.

On the ground floor the sitting room is front facing with a feature fireplace. The kitchen

offers a comprehensive range of units, integrated appliances, contrasting counter tops and is open plan to the dining/family room. A spacious conservatory offers wonderful views over the garden. A utility room, cloakroom and study complete this floor.

On the first floor the principal bedroom is double aspect with fitted wardrobes and en suite shower room. Bedroom two is spacious with double aspect views, fitted wardrobes and en suite bathroom. There are three further garden facing bedrooms and a family bathroom on this floor.

To the front of the property the driveway provides parking and access to the double garage. To the rear of the house the private south facing garden. It is principally laid to lawn with a paved terrace adjoining the house ideal for outdoor entertaining.

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





7 The Fieldings, Holyport, Maidenhead, Berkshire SL6 2NL

Gross internal area (approx) 2457 sq ft

Outbuildings 435 sq ft

Total 2892 sq ft

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Approximate Area = 228.3 sq m / 2457 sq ft
Garages = 40.4 sq m / 435 sq ft
Total = 268.7 sq m / 2892 sq ft
Including Limited Use Area (6.7 sq m / 72 sq ft)
For identification only. Not to scale.
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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		76
(55-68) D	59	
(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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