HOUSE IN 15 ACRES WITH EXCELLENT FACILITIES AND GREAT POTENTIAL

Manor Farm
Sturt Green, Holyport, Maidenhead SL6 2JF

Freehold
Rare opportunity to acquire property, land and equestrian facilities

Manor Farm Sturt Green, Holyport, Maidenhead SL6 2JF

Freehold

3 Reception rooms  •  Kitchen & boot room  •  4 bedrooms  •  family bathroom  •  3 cloakrooms  •  Annex EPC=E  •  5 stables & barn  •  Indoor manege of 6136 sq ft  •  outbuildings  •  approx 15 acres in total  •  EPC rating = E

Situation

Manor Farm is situated close to the quintessential village of Holyport, a highly regarded conservation area with a village green and duck pond. Holyport boasts many historic buildings and four public houses including the highly regarded Belgian Arms and The George. Additional well-known gastropubs/restaurants in the area include the Michelin starred Royal Oak in Paley Street and the The Fat Duck and the Waterside Inn in Bray. In Holyport itself there are shops catering for ‘day-to-day’ needs, a doctor’s surgery and a primary school; Holyport College. More extensive facilities may be found in Maidenhead and Windsor.

Rail services to London Paddington are available from Maidenhead and to London Waterloo from Windsor; Crossrail, the new high speed service, is due to begin running around 2018. Junction 8/9 of the M4 (about 2 miles away) provides access to Heathrow, Central London, the West Country and the M25.

Leisure amenities in the area include racing at Windsor and Ascot; golf at Hawthorn Hill, Maidenhead, the Royal Berkshire, Wentworth and Sunningdale; boating on the River Thames and Bray Lake. It is worth noting that Holyport is the base of one of UK’s few Real Tennis clubs.

Description

Manor Farm and Lodge are set in excess of 15 acres of grounds and paddocks. The property has a four bedroom main house, The Lodge (currently used as offices), 5 stables, barn, outbuildings and 6,136 sq ft of indoor manege.

Main house

Ground Floor
• Sitting room with attractive stone fireplace and wood floor
• Dining room with built-in storage display units and French doors to the
terrace
• Family room double aspect with built-in cinema screen, feature brick open fireplace and French doors to the garden
• Spacious kitchen with a comprehensive range of units, integrated appliances and wood floor
• Boot room with additional storage units
• Cloakroom

First Floor
• Master bedroom with vaulted ceiling with feature beams, double aspect views, skylights and walk-in wardrobe
• 3 further bedrooms
• Family bathroom with separate shower

The house has a beautiful enclosed garden with extensive lawn, mature trees and terrace which provide a secluded area to enjoy outdoor entertaining.

The Lodge (annexe)
This is currently used as an office space but has the ability to be used for additional living accommodation.

The Stable Block
• 5 stables
• Tack room
• Barn which is thought to date back to the 1800's

Indoor Manege
• Indoor Manege totalling 6136 sq ft with lighting and access to paddocks beyond

The property is approached up a long driveway with a fenced paddock shaded with three mature willow trees. This provides an attractive and welcoming entrance. This leads to the stable yard which allows ample parking for several vehicles. Through the stable yard is direct access to the indoor manege and the paddocks beyond. The land has been fenced to provide a variety of paddock sizes and they wrap around the north and west sides of the buildings.

Tenure:
Freehold

Viewing:
Strictly by appointment with Savills
Important notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© eHouse. Unauthorised reproduction prohibited. Drawing ref. dig/8288169/NJD

Energy Efficiency Rating

<table>
<thead>
<tr>
<th>Grade</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>94</td>
<td>94</td>
</tr>
<tr>
<td>B</td>
<td>88</td>
<td>88</td>
</tr>
<tr>
<td>C</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>D</td>
<td>72</td>
<td>72</td>
</tr>
<tr>
<td>E</td>
<td>64</td>
<td>64</td>
</tr>
<tr>
<td>F</td>
<td>56</td>
<td>56</td>
</tr>
<tr>
<td>G</td>
<td>48</td>
<td>48</td>
</tr>
</tbody>
</table>

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC