



'THRESHERS'

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## **Threshers, 3 The Barn Ascot Road, Holyport, Berkshire SL6 2HY**

*“A Grade II listed barn conversion in a semi rural location just 2 miles from Maidenhead Town Centre”*

A charming 16th century barn converted in 1983 to a spacious four double bedroom home with ensuite shower and family bathroom. Whilst requiring complete modernisation there is a wealth of exposed beams throughout and a feature brick chimney breast in the spacious sitting room.

There is a double height entrance hall, cloakroom, study, dining room and kitchen with a separate utility area. To the rear is a 70ft. West facing garden with a leafy backdrop. Moor Farm is situated on the outskirts of the popular village of Holyport which has various local amenities as well as a number of well-regarded pubs and doctor's surgery. The property is within the catchment area for the prestigious Holyport College on Ascot Road,

SL6 3LE. It was founded in conjunction with Eton School and there are a limited number of non fee places available for people living locally. Otherwise it's around £16,500 per annum. The village is within easy reach of central Maidenhead with its range of shopping and leisure facilities. The M4 and M40 motorway are easily accessible providing access to Heathrow and Central London. Rail services to London Paddington serviced by the Elizabeth line are available from Maidenhead Station.

Council Tax Band: G

**PRICE: £725,000 FREEHOLD**



**Pike Smith & Kemp**  
22 Queen Street, Maidenhead  
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 **rightmove**.co.uk  
The UK's number one property website

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## Accommodation summary

### Ground Floor:

ENTRANCE HALL

OPEN PLAN SITTING/DINING ROOM

KITCHEN/BREAKFAST ROOM

STUDY

CLOAKROOM

### First Floor:

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

THREE FURTHER BEDROOMS

FAMILY BATHROOM

### Outside:

FRONT AND 70ft. WEST FACING REAR GARDEN  
mainly laid to lawn with paved patio area

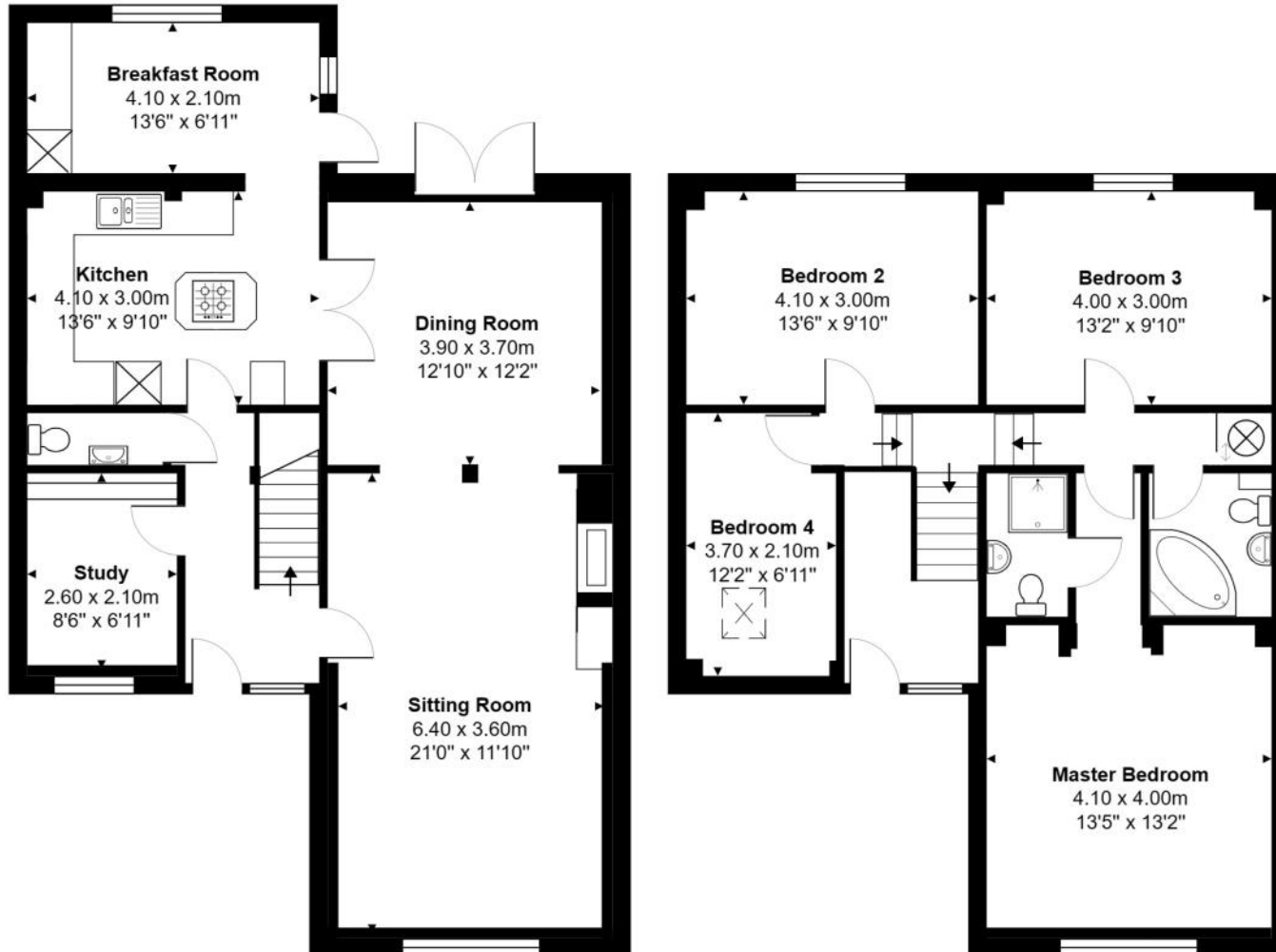
DOUBLE GARAGE & PARKING





# The Barn, Ascot Road, Holyport, Maidenhead, SL6 2HY

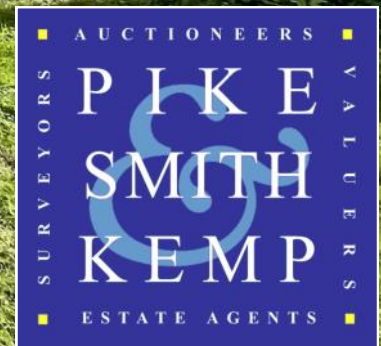
Approx. Total Area: 150.0 m<sup>2</sup> ... 1614 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.







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