



HOLMES FARM

Knowl Hill, Berkshire



A BEAUTIFULLY CONVERTED BARN WITH SWIMMING POOL AND ANNEXE SET WITHIN A PRETTY VILLAGE

Nestled in a charming village setting, this beautifully converted barn offers a perfect blend of rustic charm and contemporary family living. Renovated to an exceptional standard 14 years ago, the property sits within approximately 8 acres of land—ideal for equestrian use—with separate field access, extensive accommodation, and premium lifestyle features throughout.



Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: H

House EPC rating: C

Annexe EPC rating: C

Services: Mains electricity, water, mains drainage and air source heat pump heating to the house and mains gas to the annexe. (TBC)

Tenure: Freehold

What3Words:///reworked.timing.poolx

LOCATION

Holmes Farm is positioned on the edge of Knowl Hill, in a secluded yet easily accessible location with Twyford only around 3 miles to the west, Henley-on-Thames 5 miles to the north and Maidenhead 6 miles to the east. The house is ideally situated for communications with the M4 access at Junction 8/9 (4.5 miles) and the M40 at Junction 4 (8 miles). Fast trains from Twyford into London Paddington take around 32 minutes.

Twyford provides a range of local amenities including a large Waitrose, independent boutiques, cafes and restaurants. Further amenities can be found in Henley-on-Thames, Reading and Maidenhead. The area is well serviced by both independent and state schools with an excellent selection available within close proximity to the house including Papplewick, Lambrook, Eton College, Sunningdale, Redgrove, St Mary’s and St George’s in Ascot, Wycombe Abbey, Bradfield College, The Oratory, Wellington College, Reading Blue Coates and Reading Grammar school for boys.

Sports activities in the area are excellent with the surrounding countryside ideal for walking and horse riding. Golf course can be found at the nearby Castle Royle Golf and Country Club, Temple, Marlow, The Royal Berkshire, Maidenhead, Sunningdale and Wentworth as well as Hawthorn Hill and Sonning.

- Twyford 3 miles (Elizabeth Line trains to Paddington taking from around 49 minutes)
- Henley-on-Thames 5 miles
- Maidenhead train station 6.5 miles
- M4 (Junction 8/9) 4.5 miles
- Reading 9 miles
- London Heathrow 17 miles
- Central London 34 miles
- (All distances and times approximate)





HOLMES FARM

Holmes Farm is a barn conversion perfectly renovated to suit modern family living. The property opens out onto an open-plan kitchen and family room featuring a central island with Gaggenau appliances, including two extra-large ovens, warming drawers, and an induction hob, fridge and freezer.

Other key features of the property include a utility room with WC, ample storage, washing machine, and tumble dryer. An open planned formal dining area /library and sitting room, ideal for entertaining. A cosy snug/games room and a study. The property benefits from underfloor heating throughout and features impressive floor-to-ceiling windows, replacing the original barn doors and flooding the interior with natural light.

Upstairs to the eastern side of the barn there are three generous bedrooms all with en- suite bathrooms. To the western side there are two further bedrooms and one shared bathroom.



ANNEXE

The annexe located opposite the courtyard is ideal for multi-generational living or guest accommodation. The self-contained annexe includes two bedrooms and a bathroom upstairs and downstairs opens out to a living space with kitchenette and a separate WC.

The annexe leads into a fantastic indoor swimming pool with changing area and shower facilities.

GARDEN AND GROUNDS

The property enjoys a beautifully designed terrace area perfect for barbecue or alfresco dining with great views over the land. The garden features formal lawned areas that extend into a spacious, separate paddock perfect for equestrian use with its own private access.

The home is arranged around a generous courtyard with turning circle, offering ample parking and access to a three-bay garage, carport, and former pig styes used for storage.

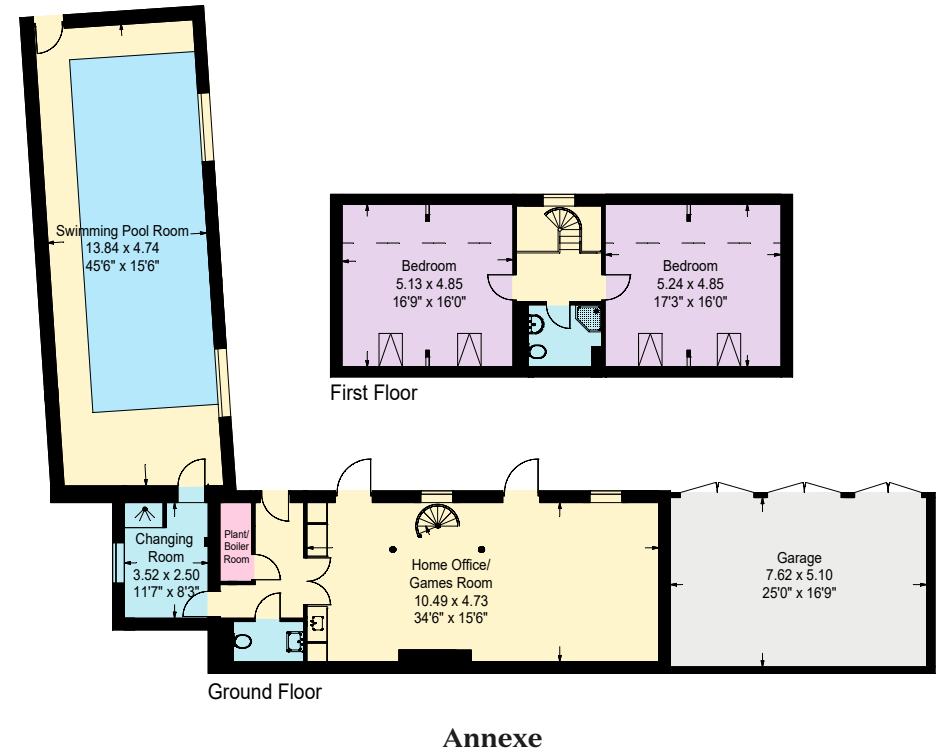
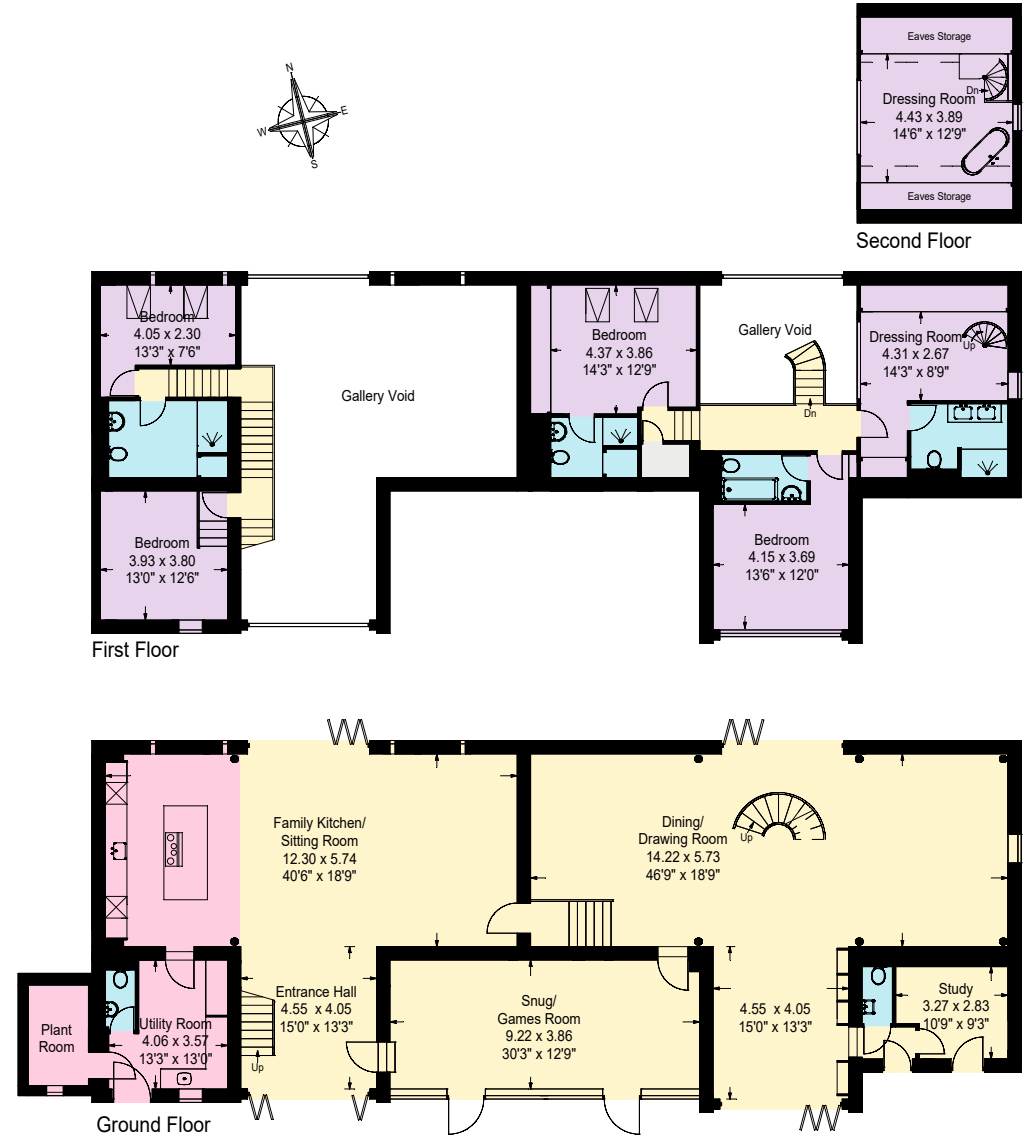


The Annexe and Swimming Pool



The Annexe





Approximate Gross Internal Floor Area
House: 421sq.m / 4532sq.ft.
(Excludes Gallery Voids)
Outbuilding: 191sq.m / 2056sq.ft.
Garage: 38sq.m / 409sq.ft.
Total: 650sq.m / 6997sq.ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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