



PRICE GUIDE

£750,000

Holyport

Maidenhead, SL6 2HL

PROPERTY SUMMARY

Offered to the market with NO ONWARD CHAIN. An attractive three/four-bedroom detached house occupying an idyllic semi-rural location on a quiet private lane in the heart of the conservation area of Holyport. The property would now benefit from some modernisation and offers great scope to extend STPP. The ground floor features a generous living room, conservatory, dining room, and kitchen. Upstairs on the first floor there is a good size master bedroom, 2nd double bedroom, a study/3rd bedroom, a family bathroom, and a 4th bedroom on the second floor. Outside offers ample space with a good size rear garden, gated driveway parking, and garage storage areas. Gays Lane is within walking distance of two village pubs at Holyport Green, Holyport Primary School and within the catchment area of Holyport College. Maidenhead town centre, Elizabeth Line Train Station, and Motorway links are only a short drive away.

4



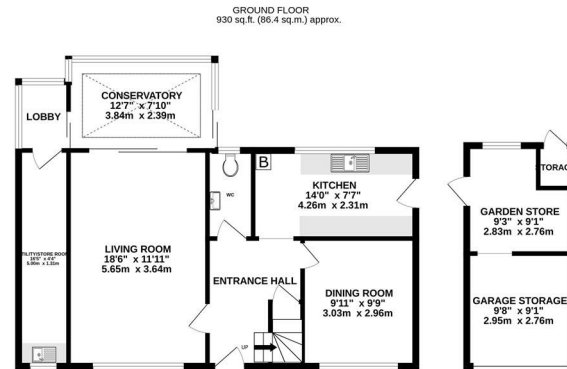
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2







TOTAL FLOOR AREA: 1764 sq.ft. (163.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

E

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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