



**THRESHERS, 3 THE BARN, ASCOT ROAD, HOLYPORT, MAIDENHEAD, BERKSHIRE, SL6 2HY**



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**GUIDE PRICE £625,000  
FREEHOLD**

An opportunity to acquire this characterful 16<sup>th</sup> century Grade II listed barn conversion which could now benefit from refurbishment but offers great potential for someone to create their ideal home. The property features a living room with separate dining area, study, kitchen/breakfast room, a main bedroom with en-suite shower room, three further good size bedrooms and a family bathroom, as well a delightful enclosed rear garden and a double width garage with vaulted roof. The property is conveniently located on the outskirts of Holyport Village Green, within catchment of Holyport College and within easy reach of Junction 8/9 of the M4 Motorway and Maidenhead Town Centre with its Mainline Railway Station (Paddington/Elizabeth Line).

- ENTRANCE HALL • LIVING ROOM WITH SEPARATE DINING AREA • STUDY • CLOAKROOM • KITCHEN/BREAKFAST ROOM • MAIN BEDROOM WITH EN-SUITE BATHROOM • THREE FURTHER BEDROOMS & FAMILY BATHROOM • ENCLOSED REAR GARDEN • DOUBLE GARAGE & RESIDENT PARKING • GAS HEATING • A WEALTH OF EXPOSED BEAMS • COUNCIL TAX BAND G



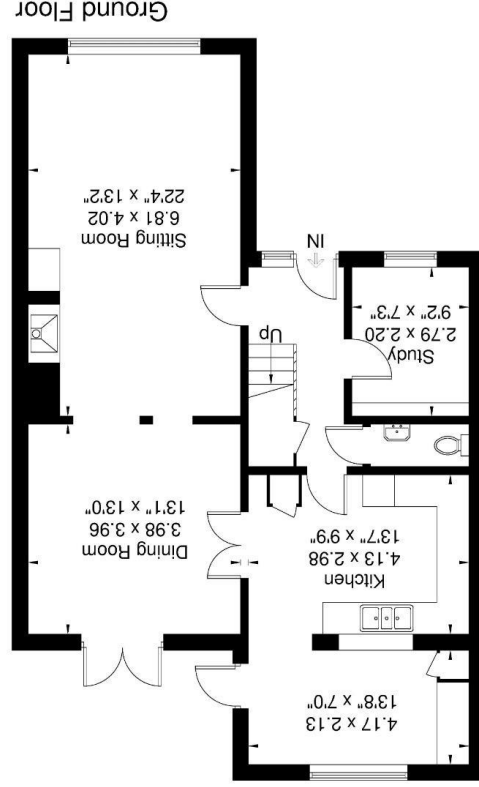
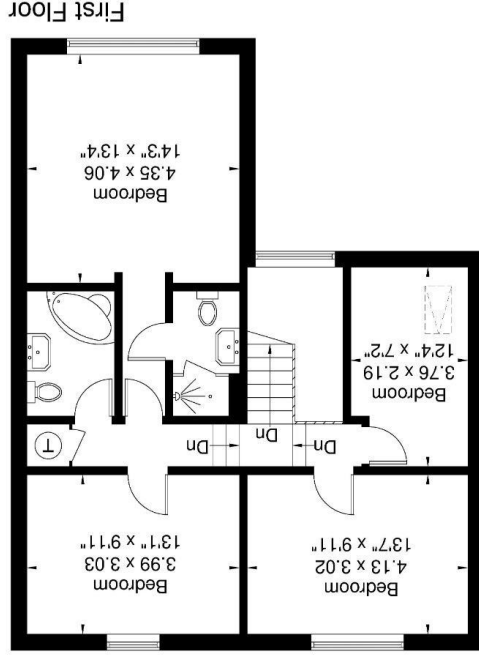
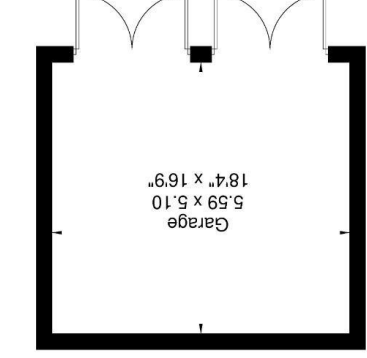




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

Illustration for identification purposes only, measurements are approximate, not to scale.

(Not Shown In Actual Location / Orientation)



**The Barn**

Approximate Gross Internal Area = 156.9 sq m / 1699 sq ft  
Garage = 28.5 sq m / 307 sq ft  
Total = 185.4 sq m / 2006 sq ft

