

# THE MODERN HOUSE



*Holyport, Berkshire  
Sold*

## Manor Way

This exceptional five-bedroom, single storey house was designed in the early 1960s by acclaimed architects Peter Foggo and David Thomas. Located on a small private estate in the heart of Holyport, a sought-after Berkshire village, the house has a steel frame construction with the structure clearly expressed both inside and out. The strong horizontal planes of floor and roof-line are emphasised by the exceptional transparency of the elevations, a result of the remarkable 60:40 glass-to-wall ratio. Private landscaped gardens surround the house, extending to approximately half an acre.

For more information on the architects, see the History section below.

### *The Tour*

The house is one of three designed by Foggo & Thomas in the immediate area. All of the houses occupy an incredibly private position, completely hidden from view behind a gated entrance. This is the largest of the three, with over 3,530 sq ft of internal living space arranged in a predominantly open-plan layout.

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*South-East England  
Sold*

## Manor Way

Standing on eight pilotis almost one metre above the grounds, the primary entrance is accessed via a flight of steps flanked by an expanse of full-height glazing, which invites natural light to flood in throughout the day. The house is replete with original details including timber-clad walls and ceilings, sliding pocket doors and slim timber floorboards underfoot. Floor to ceiling glazing throughout ensures a distinct visual relationship with the surrounding gardens and a lush, verdant outlook from every room.

The flexible internal space is arranged in a modular layout, which could easily be reconfigured. An exceptional open-plan living space spans the entire length of the easterly side of the plan, while a contemporary kitchen, library/study and well-sized utility space are all positioned centrally. The five bedrooms lie in the westerly wing.

Adjacent to the main house lies an annexe and garage, which offer further scope for overflow accommodation, or would work equally well as a home workspace or studio.

### *Outdoor Space*

The beautifully landscaped private gardens have been carefully developed and maintained by the current owners over several years. They seamlessly wrap around the house and are primarily laid to lawn, with mature trees and hedges marking the boundary and providing excellent privacy. A series of sun terraces offer a variety of inviting areas to eat outside in the warmer months.

### *The Area*

Holyport is a sought-after location, not just for its rural and tranquil setting. It is close to a number of highly regarded pubs and restaurants and has excellent road links to central London. The George on the Green and The Belgian Arms on Holyport's village green are well known for the quality of their food and drink. The village has a butcher, pharmacy, doctor's surgery, post office and primary school. The Eton-sponsored Holyport College has recently opened and Braywood Montessori pre-school, as well as Braywick Court Primary School and the brand new Oldfield Primary School, are close by.

The neighbouring village of Bray, less than a mile away, has two Michelin-starred restaurants (The Fat Duck and The Waterside Inn) and is one of the world's top culinary destinations.

The closest large towns to Holyport are Maidenhead (3 miles), Windsor (5 miles), Marlow (9 miles) and Henley (10 miles). Maidenhead provides fast train services to London Paddington (with journey times of approximately 27 minutes at peak time). The town's Crossrail station is scheduled to be fully operational in 2022 providing further direct links to Central London, the City and Canary Wharf. Holyport's location is also ideal for international travel with Heathrow a 20-minute car journey away.

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.