

A handsome detached property with a wealth charm and distinctive character features

With an imposing façade showcasing the exposed timber framework, decorative brickwork and striking chimney stacks, this detached residence offers versatility and potential, with the opportunity to undertake a programme of refurbishment. A blend of retained detail and bespoke modern-day enhancements would see the creation of a fine family home to suit individual requirements.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OFF-ROAD PARKING



SOUTH-FACING GARDEN



FREEHOLD



TOWN



3,971 SQ FT



GUIDE PRICE £1,500,000



A detached family house offering a legacy of appealing architecture, with the interior accommodation presenting timber beams and posts, an eclectic mix of fireplaces and rustic ledge and brace internal doors. The entrance hall opens to a charming reception room which is centred around an inglenook fireplace featuring a conical chimney header, whilst French doors provide a connection to the garden. The adjacent formal dining room features one of the four corner hearths that are within the house and also allows a transition to the outside via double doors. Equipped with a breakfast bar unit, the kitchen is fitted with wooden-fronted cabinetry and is supported by a utility room and a pantry. Adjoining the kitchen is a breakfast room providing generous space for dining and a there is a further versatile-use home office.

There are four well-proportioned bedrooms on the first floor, including the principal room which has an en suite shower room and glazed sliding doors to access a south-facing balcony. Two bedrooms benefit

from dressing rooms and there are also two family bathrooms. A concealed stairway rises to the vast attic space which offers extensive storage or further contemplation for possible uses.

Outside

The property is approached via a gravelled driveway, which extends to provide parking for a number of vehicles.

The wrap-around garden provides a mature outdoor setting, with conifer trees presenting evergreen cover throughout the year. Paved terracing surrounds the house and is edged by low-level stone walls, which also create partition to the patio areas. Semi-circular steps form an attractive feature at the frontage, and also at the rear of the home where they descend to an expanse of lawn. Outbuildings within the grounds include storage units and sheds.





Location

The property occupies a quiet, cul-de-sac off the prestigious St. Leonard's Hill, on the south-west fringes of Windsor. This historic market town is one of the UK's most sought-after locations with its appealing architecture, attractive streets, good range of shopping and supermarkets, beautiful parks and proximity to London.

For the commuter, the town boasts two train stations, with road-users having easy access to the motorway networks and to Heathrow Airport for travel further afield.

Leisure facilities are excellent and plentiful, with world-class golf courses on Windsor's doorstep, spectacular green open spaces, horse racing at Windsor and Ascot, and some stretches of the River Thames for boating and rowing.

The region is also fortunate to have some of the country's finest state and public schools.







Distances

- Windsor High Street 2.5 miles
- Ascot 6.3 miles
- Maidenhead 10 miles
- Heathrow Airport (T5) 10.2 miles
- Central London 26 miles

Nearby Stations

- Windsor & Eton Central Station
- Windsor & Eton Riverside Station
- Datchet Station

Key Locations

- Windsor Castle
- The Long Walk
- Windsor Racecourse
- Savill Garden
- Windsor Great Park
- Ascot Racecourse

Nearby Schools

- · St. Geroge's School, Windsor
- Windsor Boys' School
- Windsor Girls' School
- · Upton House, Windsor
- Eton College
- · Lambrook, Winkfield Row
- Bishopsgate, Englefield Green
- · St. John's Beaumont, Old Windsor
- Papplewick, Ascot
- St. George's, Ascot





The position & size of doors, windows, appliances and other features are approximate only.

_____Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8630971/SS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not have any authority for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee for 10% of the net income received by AJI for the services they provide to you. B. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2024. Particulars prepared December 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Floorplans

House internal area 3,971 sq ft (369 sq m)
Outbuilding internal area 234 sq ft (22 sq m)
Balcony external area = 81 sq ft (8 sq m)
Total internal area 4,205 sq ft (391 sq m)
For identification purposes only.

Directions

SL4 4UL

what3words: ///noses.silent.refers

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

Services: Mains electricity, gas, water and drainage

Council Tax: Band H

EPC Rating: F

Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

windsor@struttandparker.com struttandparker.com









