



Moram House, Datchet Road, Old Windsor, Berkshire

For the finer things in property.



Moram House

Datchet Road, Old Windsor, Berkshire SL4 2RQ

A charming family home with a south-facing garden and a wealth of amenities on the doorstep.

Windsor & Eton Central station 2.3 miles (London Paddington 29 minutes, London Waterloo (1 hour 10 minutes), M4 (J6) 3.6 miles M25 (J15) 5 miles, Windsor town centre 2 miles Ascot High Street 7 miles, Heathrow Airport (T5) 7.6 miles, Central London 22.5 miles

Reception hall | Drawing room | Sitting room
Dining room | Kitchen/breakfast room
Utility | Cloakroom | Principal bedroom with en suite bathroom & dressing room | 5 Further bedrooms, 1 en suite | Family bathroom | Garage Shed | Summer house | Garden | EPC rating G

The property

With just under 3,000 sq. ft of light-filled, flexible-use accommodation, Moram House offers an elegant home environment with a charming mix of period characteristics and unique styling. On the ground floor, the drawing room has wall panelling and a fireplace focal point, whilst a relaxed sitting room features arched architecture, a vintage fireplace and French doors which link to the garden. Providing the ideal setting to host family and friends, the formal dining room has double windows which allow natural light to flood inside and an open aperture into an alcove extends the room and gives access through to the drawing room. The kitchen/breakfast room is fitted with panelled wall and base level cabinetry, including an attractive dresser unit, whilst a feature arched window and bay window ensure this is a bright, pleasant space for food preparation and informal dining.

The staircase from the reception hall rises to the first floor accommodation which comprises a family bathroom and five bedrooms. The principal room has a large bay recess with southerly aspect and a dressing room which links through to a spacious en suite bathroom offering a tub and shower cubicle. An additional bedroom on the second floor enjoys a quiet, tucked-away setting at the top of the house and has access to a vast adjoining bathroom.

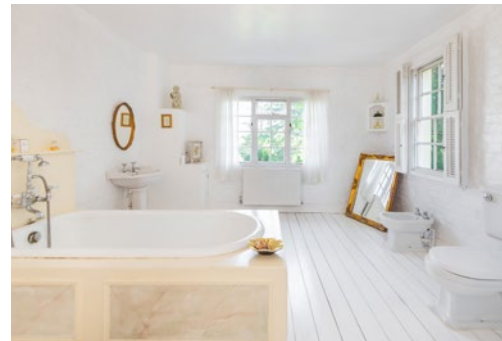
Outside

Backing onto open farmland, the garden offers glimpses through the boundary to the farmland beyond, with the banks of the River Thames at the far side of the adjoining field. Swathes of lawn are interspersed with specimen and mature trees and offer a meander through the garden and the opportunity to find a spot to sit in dappled shade and relax in this outdoor sanctuary. A paved courtyard has an ornamental pond feature and terracing adjoining the house is edged by stone balustrading and provides a setting for outdoor dining and entertaining. The property is approached via a driveway and a garage offers a sheltered halt, in addition to two allocated parking spaces. A shed provides storage for garden paraphernalia and equipment, whilst a pretty summerhouse offers a tranquil hide-away to enjoy the garden throughout the seasons.

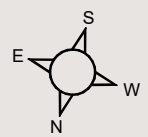
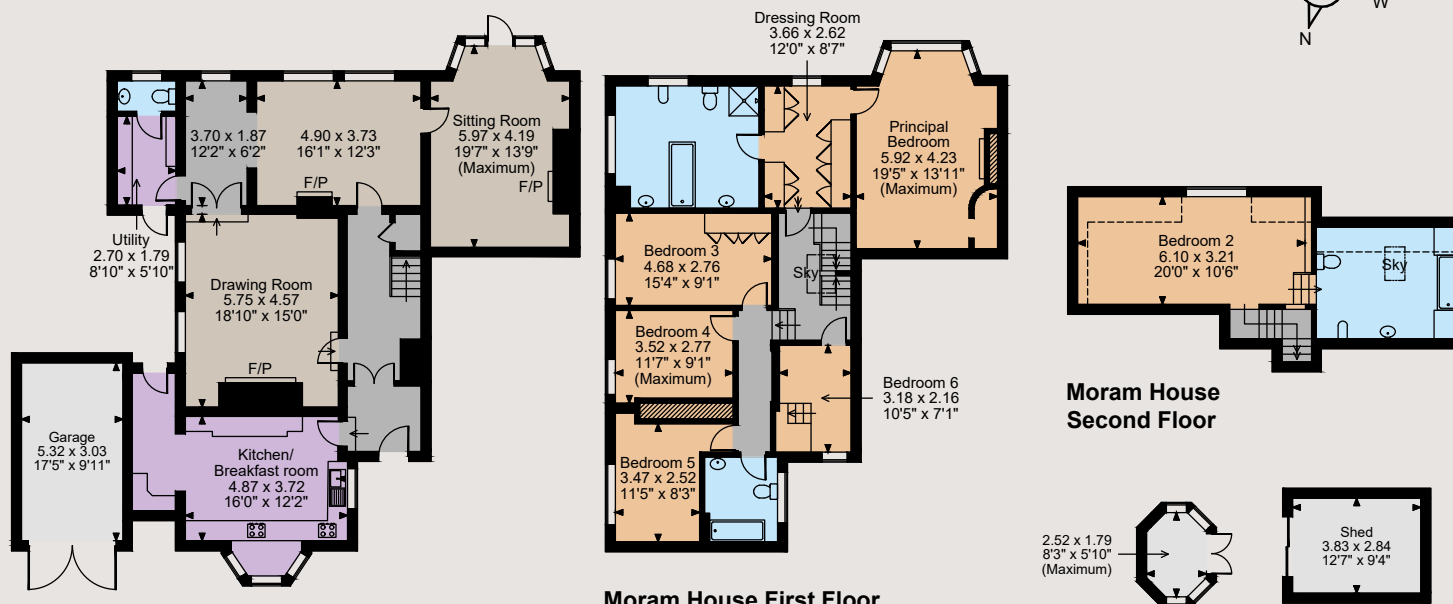


Location

Moram House is situated on the northern fringes of the village of Old Windsor which offers a range of shops catering for everyday needs and is conveniently located for transport links, with the M25 and M4 motorways being within easy reach. Nearby, historic Windsor is one of the UK's most prestigious locations with Windsor Castle being an official royal residence, and the town offers an extensive range of shopping, together with numerous cafés, bars and restaurants. The two train stations offer fast services into London, while the nearby M4 (J6) provides easy access into London, the West Country and Heathrow Airport for nationwide and international travel. Leisure and sporting facilities are plentiful, with world-class golf courses on Windsor's doorstep including Wentworth, Sunningdale, Swinley Forest and The Royal Berkshire, with horse riding and polo in Windsor Great Park, horse racing at Ascot and Windsor, along with boating on some stretches of the River Thames. The area has a good range of state schooling including Windsor Boys' School and Windsor Girls' School together with a good selection of noted independent schools including Upton House, The King's House, St. George's and Eton College.



Floorplans
 Main House internal area 2,977 sq ft (277 sq m)
 Garage internal area 174 sq ft (16 sq m)
 Shed internal area 159 sq ft (15 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Windsor office and turning left onto the B3022, following Sheet Street and Kings Road. Bear left onto the A308/ Albert Road and then bear left staying on the A308/Datchet Road. The entrance to the property will be found on the right just before the red-brick wall.

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel: 01628 683800
Services: Mains electricity, water and drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,000,000

Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

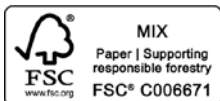
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