



11 Fairlawn Park
Windsor, Berkshire

A substantial detached house, situated on the prestigious St. Leonards Hill.

Built by Charles Church in 1988, the property is beautifully presented throughout and features contemporary styling. The house offers flexible living space, complemented by an 'under-cover' outdoor entertainment/dining area.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGING



C. 1/3 ACRE



FREEHOLD



TOWN



2,578 SQ FT



**GUIDE PRICE
£1,600,000**



The property

The property is entered via a welcoming reception hall that opens into a generously proportioned, triple-aspect sitting room. This light-filled room features a modern wood-burning stove, and two sets of traditional glazed double doors opening out onto the patio. Also featuring double doors leading out into the garden is the kitchen/breakfast room. The stylish kitchen area is fitted with a range of units, granite worksurfaces, an 'Everhot' range cooker and integrated appliances. There is ample space for a breakfast table, perfect for informal dining whilst a separate dining room provides excellent space for more formal occasions. The ground floor further comprises a pantry, a family room, a study, a utility room, and a cloakroom.

On the first floor, the principal bedroom benefits from extensive and attractive built-in storage, and a well-appointed en suite bathroom. There is a second bedroom with an en suite shower room, and three further good-sized bedrooms, serviced by a spacious family shower room with walk-in shower.

Outside

To the front, a carriage driveway provides access to the double and single garages and provides additional off-road parking for several cars. The driveway continues around an area of lawn with flower/shrub beds, that combine to create year-round visual interest.

The rear garden is a fine feature of the property and features a lawned area encircled by an attractive gravelled pathway. Enclosed by mature shrubs and trees to provide seclusion and privacy, the garden has been designed with family relaxation, dining and entertaining in mind. A paved patio area extends from the back of the house to a covered dining, cooking and bar area. This 'outdoor room' provides the ideal spot for outdoor entertaining.



Location

Situated just two miles from the centre of Windsor, the property enjoys a cul-de-sac setting, on the prestigious St. Leonards Hill. The historic town of Windsor provides a wide range of day-to-day amenities, as well as both high street and independent shopping options.

There is an excellent standard of educational facilities in the area and there are numerous highly regarded schools in both the state and independent sectors.

For journeys into the capital, both mainline stations in Windsor provide attractive commuting options with travel to Central London possible in under an hour, while for international travel Heathrow Airport is also very easily reached. The M4 is easily accessible, in turn linking with the M25 and providing access to the national motorway network.

Sporting and recreational facilities on offer in the area include numerous golf-courses on the doorstep, horse racing at Windsor and Ascot, and horse riding, walking and cycling in the magnificent Windsor Great Park.



Distances

- M4 (J6) 3.2 miles
- Windsor town centre 1.8 miles
- Ascot 5.8 miles
- Heathrow Airport (T5) 9.9 miles
- Central London 25.8 miles

Key Locations

- Windsor Castle
- The Long Walk
- Theatre Royal Windsor
- Windsor Great Park
- Windsor Racecourse
- Ascot Racecourse
- Virginia Water Lake
- Savill Garden
- Runnymede

Nearby Stations

- Windsor & Eton Central station (London Paddington 32 minutes - 1 change)
- Windsor & Eton Riverside station 2.7 miles (London Waterloo 56 minutes)

Nearby Schools

- Queensmead, Windsor
- St. George's, Windsor
- Upton House, Windsor
- Papplewick, Ascot
- Heathfield, Ascot
- St. Mary's Ascot
- St. John's Beaumont, Old Windsor
- Bishopsgate, Englefield Green
- Lambrook, Winkfield Row



Floorplans

House internal area 2,578 sq ft (239 sq m)

Garages internal area 516 sq ft (48 sq m)

Total internal area 3,094 (287 sq m)

For identification purposes only.

Directions

Heading in a westerly direction, exit the M4 at junction 6 and take the first turning off the roundabout, signposted Windsor. Follow the road (A332) to a large roundabout controlled by traffic lights, take the 3rd exit into Imperial Road and proceed to the T-junction and traffic lights at the end. Turn right into St. Leonards Road, keeping to the left over the traffic lights, into Winkfield Road. Take the fourth turning on the right into St. Leonards Hill and then third left into Fairlawn Park. No. 11 will be found towards the end of the road, on the right hand side.

Postcode: SL4 4HL

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General

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

Services: All mains services.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

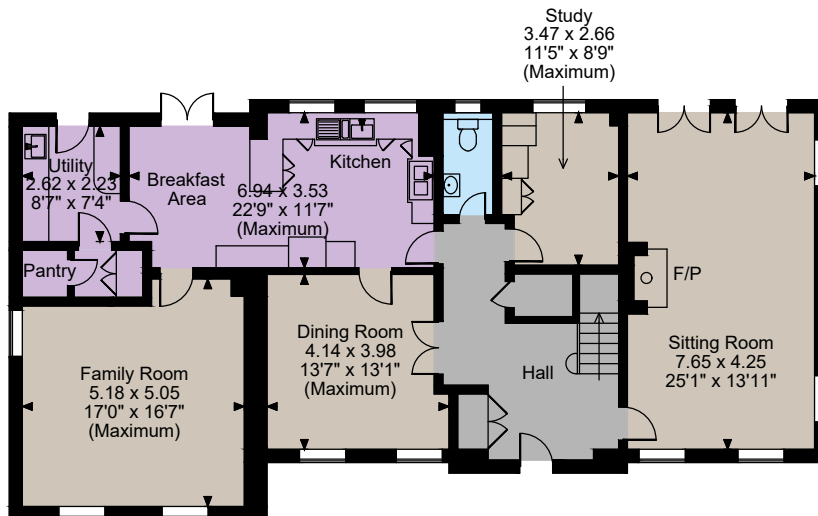
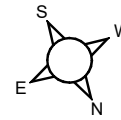
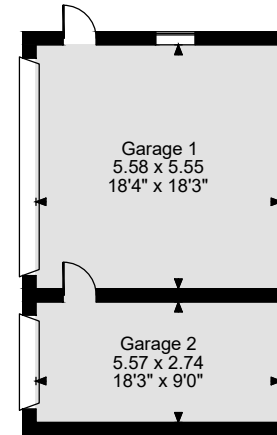
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Windsor

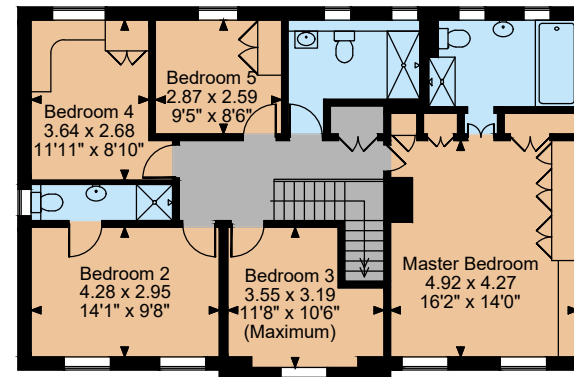
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Ground Floor

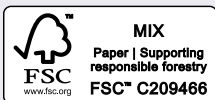


First Floor

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

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