




37 Illingworth
Windsor, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome detached family home with highly attractive accommodation, on an exclusive Windsor private road

A stylishly appointed detached family home with well-proportioned, light living space and elegant, refined décor throughout. The property is set in a desirable residential area on St. Leonard's Hill, within easy reach of Windsor town centre and local transport connections.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



GARDENS



FREEHOLD



TOWN



3018 SQ FT



**GUIDE PRICE
£1,550,000**



The property

An impressive detached family home that has been extended to provide flexible living and entertaining space, while upstairs there are five well-presented double bedrooms.

The hub of the home is the 32ft open-plan kitchen/dining room at the rear of the house. This stylish living and entertaining area has ample space for a large family dining table and features bi-folding doors that open onto a spacious decked terrace. The sleek kitchen is fitted with a range of contemporary units, a central island with an integral breakfast bar, and integrated appliances by Siemens, including a double oven, an induction hob and an extractor hood. The utility room provides further space for home appliances and storage. Additionally, the ground floor has a useful study, and a generous drawing room with a feature fireplace with insert logburner, and French doors opening to the decked terrace.

The welcoming reception hall provides access to all the ground-floor living and entertaining space, including a useful cloakroom, while its turned staircase with glass balustrade leads to the first-floor landing.

Accessed from the landing are five double bedrooms, including the principal bedroom with fitted wardrobes and luxurious en suite bathroom with dual washbasins, bathtub and separate shower unit. Three further bedrooms have fitted wardrobes, with the fifth bedroom being ideal for use as a dressing room, study or nursery. Two of the additional bedrooms have en suite shower rooms, while there is also a family bathroom.

Stairs continue to the second floor which is host so a spacious family room/games room with skylights overhead.



Outside

At the front of the property, the well-presented garden comprises an area of lawn, established border hedging and a block-paved driveway with parking space for several vehicles and access to the integrated garage.

The attractive garden at the rear features a raised area of timber decking for al fresco dining, with steps descending to the lawn, bordered by colourful flowerbeds and mature trees, and enclosed by high-level fencing.

Location

The historic market town of Windsor is one of the UK's most prestigious locations, with Windsor Castle known as being the former official residence of Queen Elizabeth II, and the town with its pretty streets, beautiful parks and proximity to London.

Windsor's two train stations offer regular services into London, while the nearby M4 (J6) provides easy access into London, the West Country and Heathrow Airport for nationwide and international travel. .

Windsor also boasts a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach.

Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep including Wentworth, Sunningdale, Swinley Forest and the Royal Berkshire; spectacular parks, horse racing at Windsor and Ascot, and the river Thames for boating and rowing.

Some of the country's finest schools are in the area, in both the state and independent sectors.



Distances

- Windsor town centre 2.0 miles
- Ascot High Street 6 miles
- Maidenhead town centre 7 miles
- Heathrow Airport (T5) 10.1 miles
- Central London 26 miles

Key Locations

- Windsor Castle
- The Long Walk
- Windsor Great Park
- Windsor Racecourse
- Savill Garden
- Virginia Water Lake
- Frogmore House and Gardens
- Runnymede
- LEGOLAND Windsor Resort
- Ascot Racecourse

Nearby Stations

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

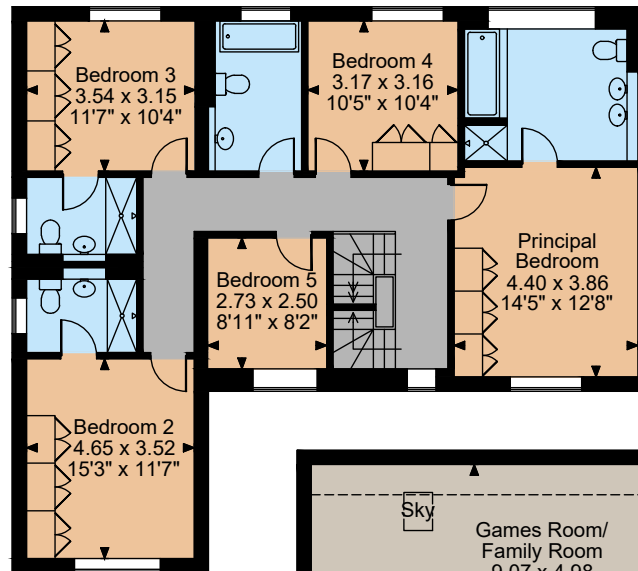
Nearby Schools

- St. George'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 King's House

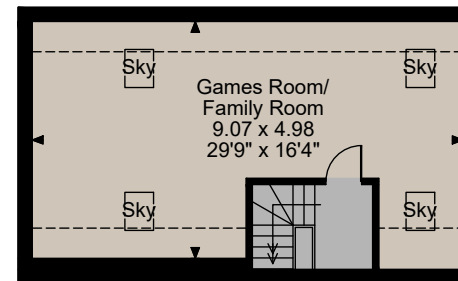




Ground Floor



First Floor

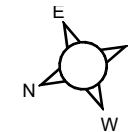


Second Floor

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8640898/NJD



Floorplans

House internal area 2,783 sq ft (259 sq m)

Garage internal area 235 sq ft (22 sq m)

Total internal area 3,018 sq ft (280 sq m)

For identification purposes only.

Directions

Post Code: SL4 4UP

what3words: ///levels.factories.boot

General

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

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band G

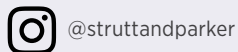
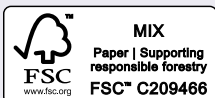
EPC Rating: C

Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

windsor@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



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 correctness 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 accept responsibility 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 of 10% of the net income received by AJI for the services they provide to you. 6. 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 March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited