



Pear Tree House

22 Montagu Road, Datchet, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome, detached family home occupying a corner plot, in a picturesque Thames-side village

Completed in 2022, this transformed property reflects the striking Victorian architectural features of the street scene and offers substantial accommodation arranged over three floors. Light, airy and versatile rooms provide the ideal living environment for 21st century lifestyles



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



OFF ROAD PARKING



LANDSCAPED GARDENS



FREEHOLD



VILLAGE



3507 SQ FT



£1,850,000



The property

With an attractive façade featuring decorative Flemish-bond red and yellow brickwork, Pear Tree House exhibits design features that include a pleasing symmetry, steep gables, bay and sash windows, and a tessellated tile entrance portal with arched surround.

The elegant interior showcases contemporary styling, with ceramic flooring in the reception hallway extending across the ground floor providing modern practicality and a sense of cohesion to living areas. An impressive open-plan kitchen/dining and sitting room creates a sociable hub, with a snug setting for relaxation. Filled with natural light courtesy of a wall of glazed bi-folding doors, a seamless transition to the garden terrace is afforded, extending the inside to the outside. The kitchen is fitted with a sleek range of cabinetry, stone work surfaces and a generous island unit which creates a subtle divide. An adjoining utility/boot room provides a hide-away for domestic appliances and to store outdoor wear.

With a front aspect, the separate sitting room is a room in which to enjoy quiet down-time, centred around a fireplace with a log-burner.

The bedroom accommodation is arranged over two floors, with three additional versatile-use rooms on the second level being utilised as a games room, study and a store room. The first floor rooms comprise five bedrooms, two with the benefit of smart en suite facilities, and a luxurious family bathroom with free-standing, contemporary tub and a walk-in shower.

Situated to the rear of the garden is additional accommodation in the form of an outbuilding housing a gym and store room.



Outside

To the front, Pear Tree House has an attractively-landscaped garden, with a geometric design featuring clipped low-level evergreen hedging, neat beds and brick-weave walkways, with an attractive central tessellated tiled pathway.

The rear garden is laid to lawn with a paved terrace spanning the back of the house and offering opportunities for outdoor dining, entertaining and relaxation.

The property also benefits from off-road parking.

Location

Enjoying all the benefits of its proximity to the banks of the River Thames, and the train station, the property is situated in Datchet, which has a traditional green, and shops to provide for everyday needs, along with public houses and restaurants.

Nearby historic Windsor, with its Castle and Royal connections, offers additional amenities, with excellent

shopping, a theatre and cinema, and train journeys from Windsor's two stations.

The major road networks are easily accessible with junctions joining the M4, M25, and M3 for onward journeys.

Leisure and sporting facilities are plentiful, with world-class golf courses nearby at Wentworth, Sunningdale, Swinley Forest and The Royal Berkshire; horse riding and polo in Windsor Great Park; and horse racing at Windsor and Ascot.

Well-regarded schooling in both the state and independent sectors is available in the vicinity.



Distances

- M4 (Jct 5) 2 miles
- M25 (Jct 15) 4 miles
- Windsor 2.3 miles
- Heathrow Airport (T5) 6 miles
- Maidenhead 8 miles
- Central London 21 miles

Key Locations

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

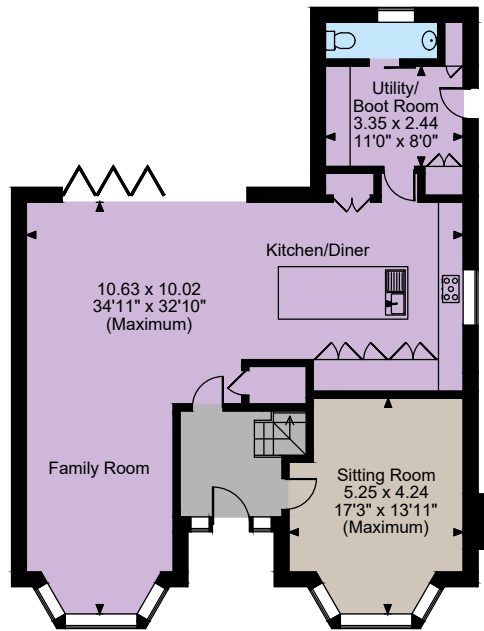
Nearby Stations

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

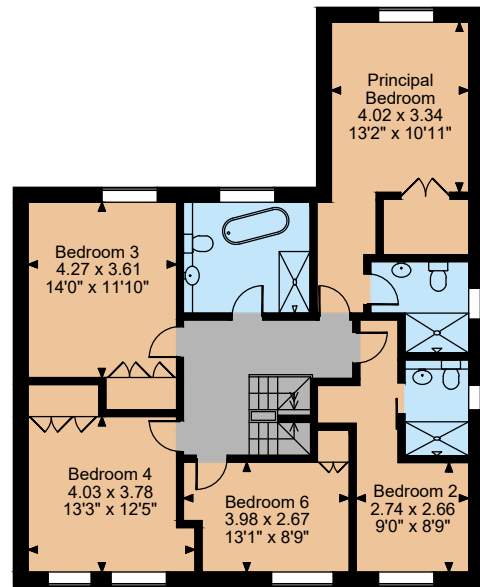
Nearby Schools

- Datchet St Mary's CofE Primary School
- Churchmead CofE School
- St George's School
- Trevelyan
- Upton House
- Windsor Boys' School
- Windsor Girls' School
- Eton Porney
- Eton College

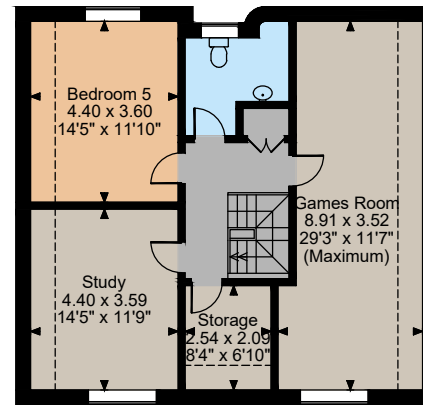
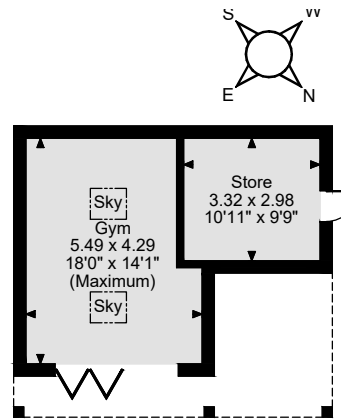




Ground Floor



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. dia/8635421/SS



Floorplans

House internal area 3,161 sq ft (294 sq m)
 Gym and Store internal area 346 sq ft (32 sq m)
 Total internal area 3,507 sq ft (326 sq m)
 For identification purposes only.

Directions

SL3 9DJ

what3words: ///cups.dinner.shortcuts

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 F

EPC Rating: C

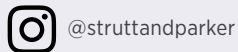
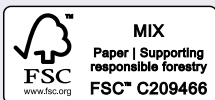
Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

01752 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 February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited