



Rose Tree Cottage
Sutherland Grange, Windsor, Berkshire

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**STRUTT
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BNP PARIBAS GROUP 

Rose Tree Cottage Sutherland Grange, Maidenhead Road, Windsor, Berkshire SL4 5TN

A charming mews house with stylish accommodation, in a picturesque riverside setting

M4 (Jct 6) 2.5 miles, Windsor & Eton Central station 1.8 miles (London Paddington 29 minutes), Windsor & Eton Riverside station 2.2 miles (London Waterloo 58 minutes), Heathrow Airport (Terminal 5) 10.4 miles, Central London 25 miles

Sitting room | Dining room/family room
Kitchen | Utility room | Cloakroom | 3 Bedrooms (1 en suite) | Wet room | Private garden with outdoor kitchen | Shed | Circa 2 acres of communal riverside gardens with slipway
Garage | Off-road parking | EPC rating E

The property

Rose Tree Cottage is a fine semi-detached period property that started life as one of the estate's stables and now offers light and airy accommodation with impeccable styling, set in an enviable position on the banks of the River Thames. The property is beautifully presented with neutral décor and contemporary fittings, creating thoroughly attractive living space.

The ground floor features an elegant sitting room with French doors opening onto the garden and a fireplace fitted with a woodburning stove. Adjoining the sitting room in a semi open-plan layout is the family room and dining room, with a large bay window overlooking the rear garden and space for both a seating area and a family dining table. Double doors open to the kitchen which is fitted with a range of modern units to base and wall level, and integrated appliances. A utility room and

cloakroom complete the accommodation on this level.

A staircase with glass balustrading rises to the first floor where there are three double bedrooms including a generous principal bedroom with extensive fitted storage. One of the bedrooms is en suite, and there is also a wet room.

Outside

Set within about 2 acres of communal riverside gardens, the property also benefits from its own private garden. The enclosed garden is principally laid to lawn bordered by paved pathways and terracing, with well-stocked border flowerbeds and a variety of shrubs and trees. Undoubtedly a key feature is the extensive covered kitchen area that provides ideal space for al fresco dining and entertaining.

Access for vehicles is via Sutherland Grange's double wrought-iron gates opening onto a driveway leading to a parking area and the property's garage in a detached block.

Location

The historic market town of Windsor is one of the UK's most prestigious locations with its castle, pretty streets, beautiful parks and proximity to London. Windsor boasts a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach. The town is also well connected, with the M4 just two miles away, and Windsor's two train stations providing regular services to London Paddington and Waterloo.

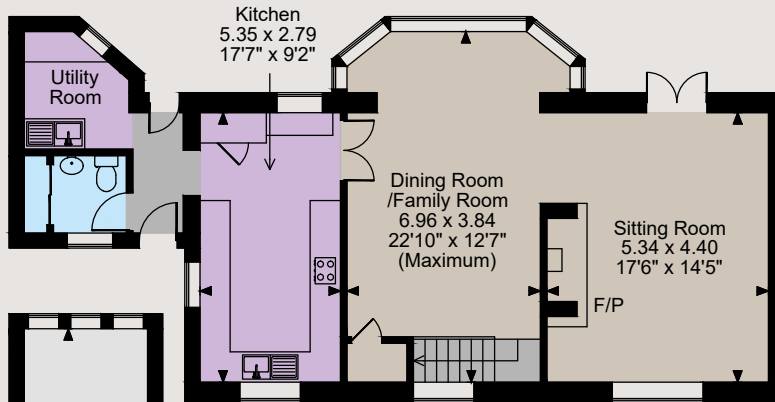
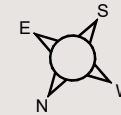
Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, and the river Thames for boating and rowing.

Windsor is also fortunate to be in close proximity to some of the country's finest state and public schools, including Upton House School, The King's House School and the world-famous Eton College

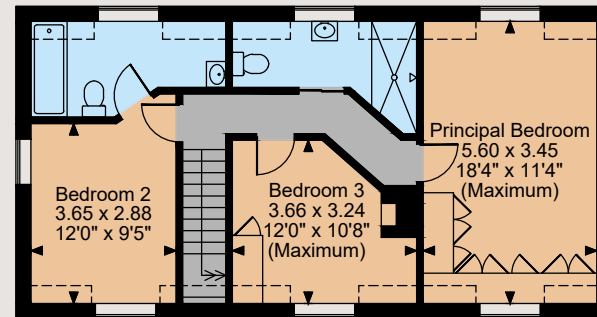




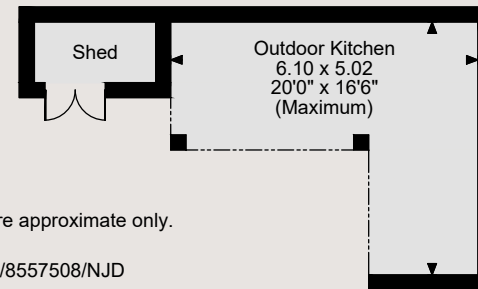
Floorplans
 House internal area 1,464 sq ft (136 sq m)
 Garage internal area 151 sq ft (14 sq m)
 Bar/bbq area/shed internal area 260 sq ft (24 sq m)
 For identification purposes only.



Ground Floor



First Floor



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

□ □ □ □ Denotes restricted head height

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Directions

With Strutt & Parker's Windsor office on your left, continue along Sheet Street (B3022) and then turn right at the traffic lights into Victoria Street. Follow the road, through two sets of traffic lights, across a mini-roundabout and through a further set of lights. At the large roundabout, take the 4th exit onto the Relief Road and immediately turn left (signposted Maidenhead). At the roundabout, take the 1st left into Maidenhead Road and follow the road, passing Windsor Racecourse on your right, and after a further half a mile, Sutherland Grange will be found on the right hand side behind wrought iron gates, before reaching the next roundabout.

General

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

Services: Mains gas, electricity, water and drainage

Service/maintenance charge: £1,000 p.a.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,000,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

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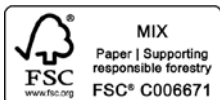
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