

This five bedroom detached family home is situated on one of Datchet's premier roads and within a short walk of Datchet Green and Train Station (Waterloo Line) and comes to the market as superbly presented. With accommodation that stretches to over 2500 sqft in total it offers versatile living accommodation. The ground floor features three reception rooms with the inclusion of a 22 ft dual aspect living room, a 15ft sitting room, and a spacious 19ft open plan kitchen/dining room with bifold doors onto the rear garden. There is also a utility room and study along with bedroom five. To the first floor there are four well-proportioned bedrooms and a four piece family bathroom with the master bedroom benefiting from an ensuite bathroom room. Externally the mature rear garden is mainly laid to lawn with a large patio area and a beautiful outdoor kitchen and seating area ideal of summer dining. The front of the property provides off street driveway parking for several cars with an in and out gated driveway.

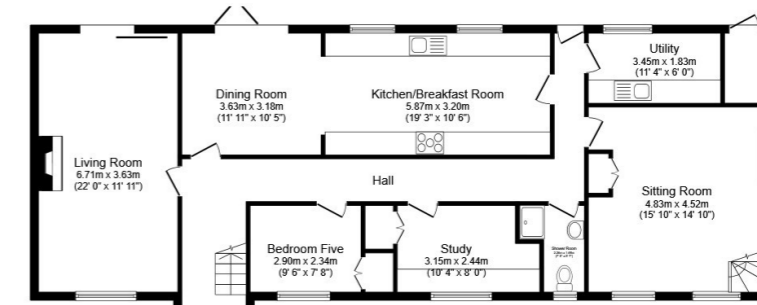


## Property Information

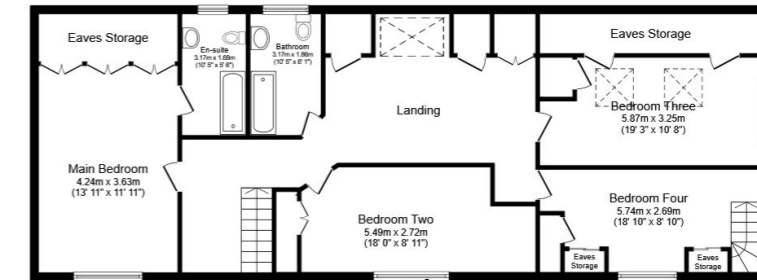
-  FIVE BEDROOM DETACHED HOUSE
-  COUNCIL TAX G
-  SHORT WALK TO DATCHET GREEN/STATION (WATERLOO LINE)
-  UTILITY ROOM
-  STUDY
-  AMPLE DRIVEWAY PARKING
-  EPC - D
-  IMMACULATE AND BEAUTIFULLY PRESENTED THROUGHOUT
-  IN EXCESS OF 2,500 SQ. FT.
-  PRIVATE GARDEN
-  THREE BATHROOMS
-  FOUR RECEPTION ROOMS

					
x5	x4	x3	x7	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Ground Floor**  
Floor area 129.1 sq.m. (1,390 sq.ft.)



**First Floor**  
Floor area 115.4 sq.m. (1,242 sq.ft.)

**TOTAL: 244.5 sq.m. (2,632 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



### Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst nearby Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel. - For the commuter there are two train stations serving London Paddington and London Waterloo from Slough and Datchet respectively. Datchet has excellent road links with access to the M4 from junction 5, which leads to both the M25 and the M3.

- An extensive range of well-regarded schools are available in both the Independent and State sectors, including St George's, Upton House, Eton College, Eton End, Datchet Montessori School, St Mary's School, Churchmead Secondary School and Windsor Boys' and Girls' Secondary Schools.

### Schooling

#### PRIMARY SCHOOLS:

Datchet St Mary's CofE Primary School  
0.1 miles away State school

Eton End School Trust (Datchet) Limited  
0.7 miles away Independent school

St George's School  
1.2 miles away Independent school

Castleview Primary School  
1.3 miles away State school

The Queen Anne Royal Free CofE Controlled First School  
1.3 miles away State school

#### SECONDARY SCHOOLS:

Churchmead Church of England (VA) School  
0.3 miles away State school

Ditton Park Academy  
1.2 miles away State school

St George's School  
1.2 miles away Independent school

Long Close School  
1.4 miles away Independent school

Queensmead House School  
1.4 miles away Independent school

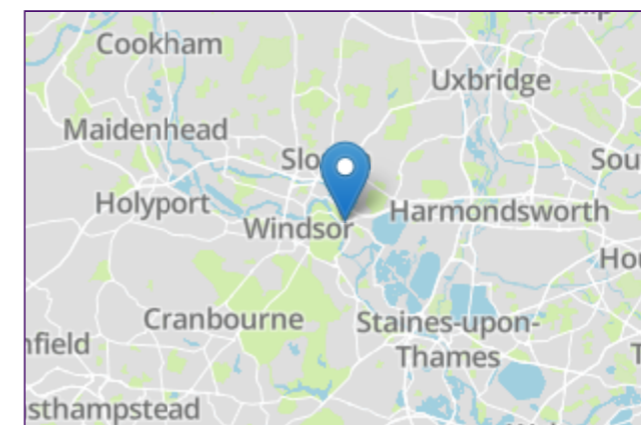
### Transport Links

Nearest stations:

Datchet (0.1 mi)  
Windsor & Eton Riverside (1.2 mi)  
Sunnymeads (1.2 mi)  
Slough - Elizabeth Line (3 mi)  
(15 mins to Paddington)

### Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	