

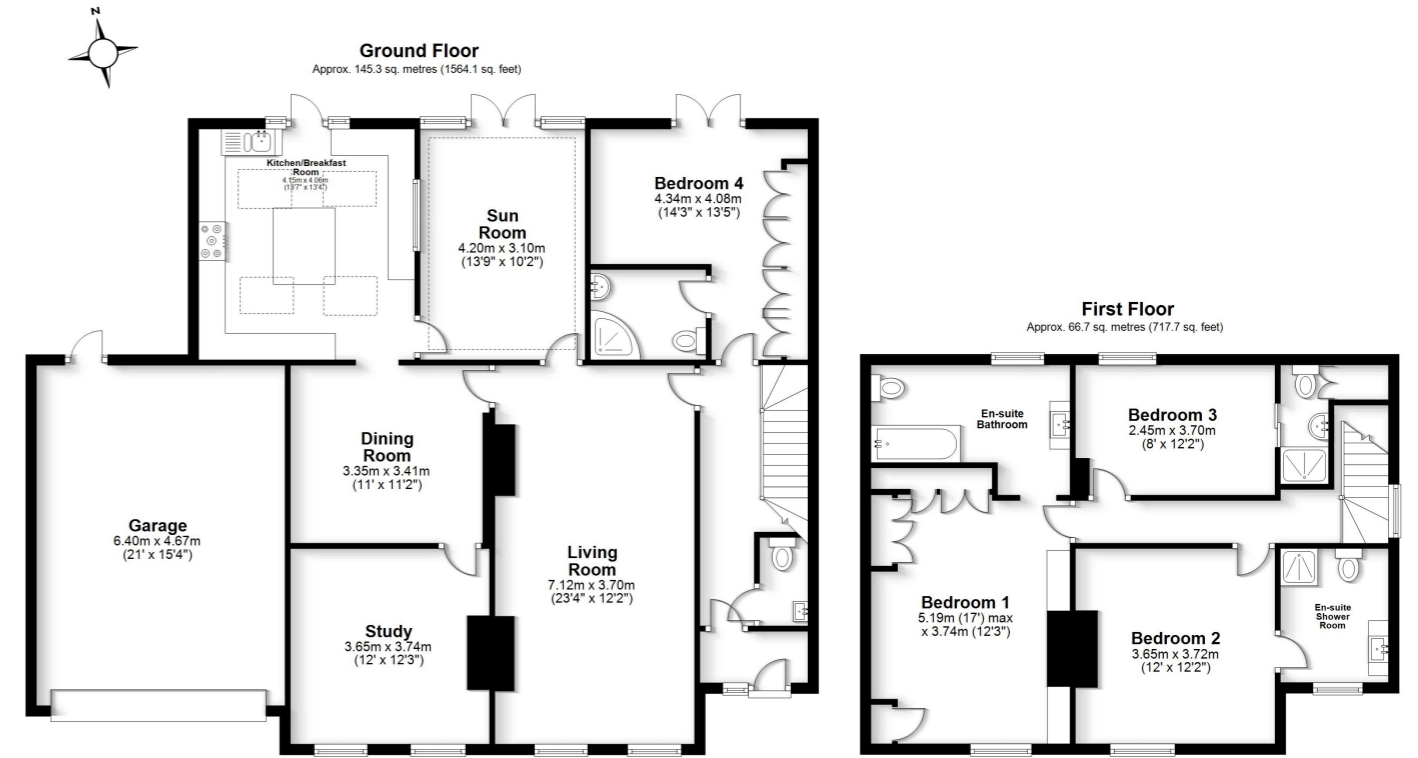


This superbly presented four double bedroom/four ensuite Victorian detached property is situated right in the heart of Horton village and within a short walk of the picturesque Village Green and local amenities. The property has managed to maintain many of its original features despite being updated throughout. It provides spacious accommodation and is offered to the market in excellent condition with the ground floor featuring three reception rooms and the inclusion of a 23ft living room, a 14ft conservatory/dining room and a 12ft study. There is also a stunning 14ft fitted kitchen, a downstairs cloakroom and bedroom four with its ensuite shower room. On the first floor there are three double bedrooms all with ensembles - with the master bedroom measuring to an impressive 15ft and including fitted wardrobes. Externally the rear garden has been landscaped and houses an all weather hot tub pavilion whilst the front of house provides enclosed driveway parking for four cars in addition to the 20ft double garage. The property has been sensitively developed in keeping with the original building and would make a great purchase as a family home.



-  DETACHED VICTORIAN COTTAGE
-  SPACIOUS LIVING
-  4 ENSUITES
-  23 FT LIVING ROOM
-  COUNCIL TAX BAND G
-  EXCELLENT CONDITION THOUGHOUT
-  4 DOUBLE BEDROOMS
-  STUNNING KITCHEN
-  CONSERVATORY

					
x4	x3	x4	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total area: approx. 212.0 sq. metres (2281.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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.

Transport

Nearest stations:

Sunnymeads (1.2 miles)

Wraysbury (1.8 miles)

Datchet (2 miles)

Schools

Primary Schools:

Colnbrook Church of England Primary School
(1.1 miles)

State School

Wraysbury Primary School
(1.3 miles)

State School

Foxborough Primary School
(1.5 miles)

State School

Holy Family Catholic School
(1.6 miles)

State School

Secondary Schools:

Langley Grammar School
(1.8 miles)

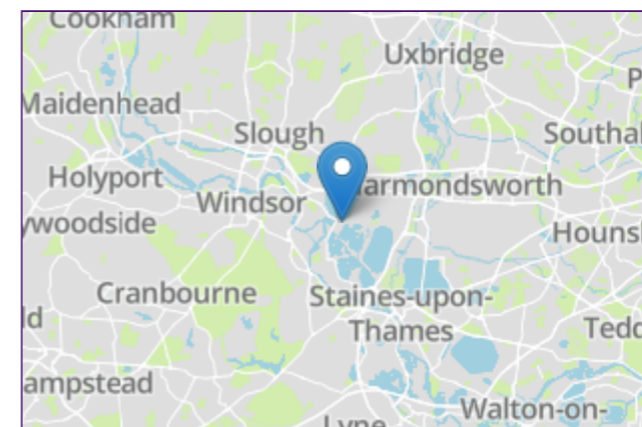
State School

The Langley Academy
(2.1 miles)

State School

Ditton Park Academy
(2.1 miles)

State School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	