

Occupying a generous plot on one of Datchet's most desirable private roads, is a beautifully proportioned detached character home, built in 1919, that blends timeless period charm with spacious family living — and exciting scope for future expansion. Set back from the road behind a lawned front garden and a driveway with parking for four cars, this charming property sits within a peaceful cul-de-sac just a short walk from Datchet village centre and the train station.

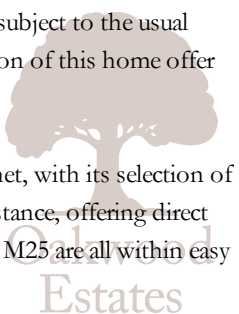
Inside, the house opens into a spacious entrance hallway, leading to a generous dual-aspect living and dining room — a welcoming, light-filled space ideal for entertaining or relaxing as a family. Just off this is a bright kitchen and breakfast room, with direct access to the utility/store room and the rear garden, while a separate family room provides additional flexibility. A convenient cloakroom completes the ground floor.

Upstairs, there are four genuine double bedrooms, including a spacious principal suite with its own en-suite shower room, along with a large family bathroom featuring both bath and separate shower.

The home also benefits from an attached garage, and an utility/store room, offering excellent storage and functionality. Outside there is a detached outbuilding that can be used as a studio or office space — ideal for working from home.

The rear garden is a standout feature: a wide, mature and very private outdoor space extending to over 160ft, with lush planting, panel fencing, and a wonderful sense of seclusion — a real retreat from busy modern life. There is also enormous potential to extend, subject to the usual planning permissions. Whether you're considering a side or rear extension, or a loft conversion, the footprint and position of this home offer exciting scope for future growth.

Leigh Park itself is a quiet, private road with a real sense of community. From here, you're moments from the heart of Datchet, with its selection of independent shops, traditional pubs, riverside walks, and excellent transport links. Datchet Station is within walking distance, offering direct services to London Waterloo and Paddington (via Slough and the Elizabeth Line), while Windsor, Heathrow, the M4 and M25 are all within easy reach.



Property Information



DETACHED 4-BEDROOM PERIOD HOME



LARGE LIVING/DINING ROOM, SEPARATE FAMILY ROOM



EN-SUITE SHOWER ROOM + LARGE FAMILY BATHROOM



DETACHED OFFICE/STUDIO OUTBUILDING



DRIVEWAY PARKING FOR 4 CARS



EXCELLENT POTENTIAL FOR EXTENSION/LOFT CONVERSION (STPP)



FOUR SPACIOUS DOUBLE BEDROOMS



KITCHEN/BREAKFAST ROOM AND DOWNSTAIRS CLOAKROOM



GARAGE + UTILITY/STORE ROOM



PRIVATE MATURE GARDEN EXTENDING TO OVER 160FT



QUIET CUL-DE-SAC LOCATION



WALKING DISTANCE TO DATCHET VILLAGE CENTRE & TRAIN STATION



x4

Bedrooms



x3

Reception Rooms



x2

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst 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 both from Windsor, in addition to the Waterloo line from Datchet. Datchet has excellent road communications with access to the M4 from junction 5 which leads to both the M25 and the M3. Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; polo and horse riding in Windsor Great Park; golf at Datchet, Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on some stretches of the River Thames.

Schools

Primary Schools: Eton End School Trust (Datchet) Limited 0.2 miles away Independent school Datchet St Mary's CofE Primary School 0.9 miles away State school Long Close School 1.2 miles away Independent school St George's School 2 miles away Independent school

Secondary Schools:
Churchmead Church of England (VA) School
0.7 miles away
State school

Upton Court Grammar School
1.6 mile away
Grammar school

Eton College
1.1 mile away
Independent school

St Bernard's Catholic Grammar School
1.9 miles away
Grammar school

Council Tax
Band G

Floor Plan



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.

