



Nestled within the charming Denholme Lodge, a handsome former Georgian residence, this stunning two-bedroom first-floor apartment offers a rare blend of period character and modern living in the heart of Datchet village. With high ceilings, elegant proportions, and tastefully modernised interiors, this property combines timeless architecture with contemporary style.

Step inside to discover a bright and spacious living/dining room, perfect for entertaining or relaxing, alongside a sleek, modern kitchen and a well-appointed bathroom. The two double bedrooms provide generous accommodation, all beautifully finished with attention to detail. The flat also benefits from one allocated parking space — a true bonus in such a central location.

Denholme Lodge is ideally situated within walking distance of all of Datchet's amenities, including local shops, cafes, pubs, riverside walks, and green spaces. The property enjoys excellent transport links, making it ideal for commuters and frequent travellers alike.

Datchet Station is just a short walk away, offering direct services to London Waterloo, as well as connections to Windsor, which links to Slough and the Elizabeth Line, providing fast access to Central London, Heathrow, and Canary Wharf.

By road, you're moments from the M4, M25, and A4, giving convenient access to Heathrow Airport, Central London, Windsor, Slough, and beyond.



Property Information

- TWO SPACIOUS BEDROOMS
- HIGH CEILINGS AND CHARACTER FEATURES
- ONE ALLOCATED PARKING SPACE
- EXCELLENT ROAD AND RAIL LINKS
- COUNCIL TAX BAND - C
- 1ST FLOOR FLAT IN GEORGIAN BUILDING
- MODERN KITCHEN AND BATHROOM
- SHORT WALK OF VILLAGE & STATION
- EPC- D

x2

Bedrooms

x1

Reception Rooms

x1

Bathrooms

x1

Parking Spaces

N

Garden

N

Garage

Location
Horton Road is situated in the picturesque and historic village of Datchet within a stones throw of the river Thames. A range of shopping facilities for day-to-day needs are available in Datchet, whilst further amenities may be found in Windsor and Slough. Educational facilities in the area both state and private are excellent. Sporting facilities in the area include golf at Datchet, The Royal Berkshire, horse riding in Windsor Great Park, horse racing at Windsor and Ascot, boating on some stretches of the River Thames.

Transport Links
Nearest stations:

- Datchet (0.1 miles)
- Windsor & Eton Riverside (1.2 miles)
- Windsor & Eton Central (1.3 miles)

Datchet train station is a short walk with access to London Waterloo and Windsor and Eton.

Schools
PRIMARY SCHOOLS:

- St Mary's CofE Primary School

0.1 miles away State school
- Eton End School Trust (Datchet) Limited

0.5 miles away Independent school
- St George's School

1.1 miles away Independent school
- Castlevew Primary School

1.1 miles away State school
- Long Close School

1.2 miles away Grammar school

Lease Information
Remaining lease 150 years.
Service charge £95 per month.
Ground rent £400 per year.

Council Tax
Band C

Floor Plan

Floor Plan
Floor area 92.9 sq.m. (1,000 sq.ft.)

Total floor area: 92.9 sq.m. (1,000 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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