

*****Video Tour Available*****

Built in 2009, this substantial detached home extends to approximately 2,421 sq ft (225 sq m) and offers well-planned, versatile accommodation arranged over three floors, ideally suited to modern family living.

The ground floor centres around a generous kitchen/breakfast room, designed with modern living in mind. The kitchen is a bright and stylish space featuring sleek cabinetry, integrated appliances and a substantial island with breakfast seating. Bi-fold doors draw in natural light and create a seamless connection to the garden, enhancing the sense of space and openness throughout. A separate utility room provides valuable additional storage and practicality. The ground floor further benefits from underfloor heating throughout, enhancing comfort and practicality.

The kitchen/dining area leads through to a further reception space, currently used as an informal living room, which could equally be utilised as a formal dining room. This area also benefits from additional bi-fold doors, ensuring the rear of the property is exceptionally bright.

To the front of the property is a dual-aspect, drawing-room style reception with a focal fireplace, with doors enabling it to open through and connect seamlessly with the open-plan living space, offering excellent flexibility between formal and informal use.

The ground floor further offers a dual-aspect study, a cloakroom, and a gym in excess of 18ft, which could alternatively be utilised as a further reception room.

The five bedrooms and four bathrooms, all furnished to a high and elegant standard, are arranged over two floors, including a principal bedroom with en-suite facilities. The remaining bedrooms are well proportioned and supported by additional bathrooms, providing flexibility and convenience for family living and guests alike.

Externally, the property provides off-street parking and a good-sized rear garden with a raised patio area and laid mainly to lawn, ideal for outdoor dining and family use.

Overall, this is a well-maintained, turn-key home offering generous proportions, flexible accommodation and a practical layout.

Property Information

- SUBSTANTIAL DETACHED HOME CIRCA 2009**
- MODERN OPEN PLAN KITCHEN WITH BREAKFAST BAR AND PATIO DOORS**
- UNDERFLOOR HEATING**
- FOUR BATHROOMS**
- EPC - B**

- IN EXCESS OF 2,400 SQ.FT.**
- FOUR RECEPTION ROOMS**
- FIVE BEDROOMS**
- PRIVATE REAR GARDEN AND PATIO**
- COUNCIL TAX BAND - G**

x5	x4	x4	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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.

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 2 minute walk and provides 40 minute links to London Waterloo.

Schools

PRIMARY SCHOOLS:
Datchet 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

Castlevue Primary School
1.1 miles away State school

Long Close School
1.2 miles away Grammar school

SECONDARY SCHOOLS:
Churchmead Church of England (VA) School
0.1 miles away State school

Ditton Park Academy
1 mile away State school

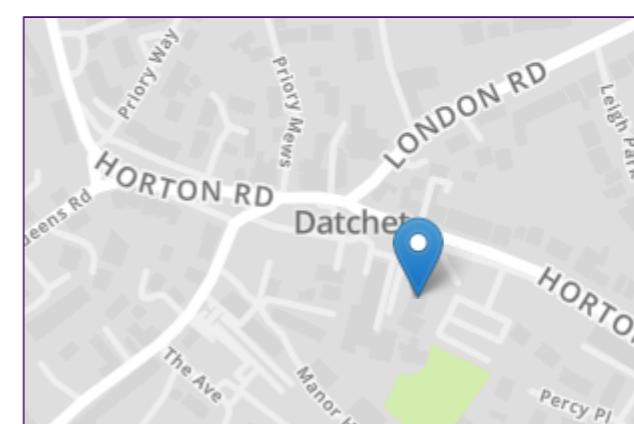
St George's School
1.1 miles away Independent school

Long Close School
1.2 miles away Grammar school

Upton Court Grammar School
1.4 miles away Grammar school

Council Tax
Band G

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 Govview.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	81
(69-80)	C	86
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		