



\*\*\*\*\*VIDEO TOUR AVAILABLE\*\*\*\*\*

An ideal FOUR Double Bedroom Detached Family Home with Private Driveway, South-Facing Secluded Garden in a Sought-After Cul-de-Sac

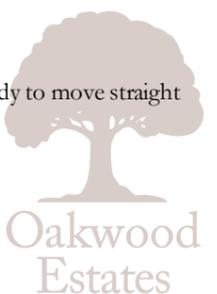
A well-proportioned and attractively presented four double bedroom detached family home, tucked away within a highly desirable residential cul-de-sac, benefiting from an unusually generous, fully private driveway, setting the property apart from others within the cul-de-sac and a secluded south-facing garden.

The ground floor offers generous and flexible living accommodation, including a spacious living room, a separate formal dining room, and a modern fitted kitchen with breakfast bar, premium appliances and underfloor heating. In addition, there is a separate utility room and a further versatile reception space, ideal for use as a home office, gym, or family room and a convenient ground floor cloakroom.

To the first floor, the property provides four genuine double bedrooms, all well-sized and benefitting from fitted wardrobes, the principal bedroom with en-suite, and modern family bathroom.

Externally, the home enjoys a secluded, south-facing rear garden offering excellent privacy and all-day sunlight, together with a fully private driveway providing off-street parking for multiple vehicles, a particularly rare feature within this sought-after location.

Overall, this is a substantial and well-presented and turn-key family home, offering excellent space, parking, and privacy, ready to move straight into, set within a quiet and well-regarded residential setting.



## Property Information

-  DESIRABLE CUL-DE-SAC LOCATION
-  SECLUDED SOUTH-FACING GARDEN
-  THREE RECEPTION ROOMS
-  GAS CENTRAL HEATING
-  FOUR BEDROOM DETACHED FAMILY HOME
-  DESIGNER KITCHEN, PREMIUM INTEGRATED APPLIANCES
-  PRIVATE DRIVEWAY FOR SIX CARS
-  COUNCIL TAX - BAND G

					
x4	x3	x2	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

Ruscombe Gardens is a peaceful residential cul-de-sac set within the sought-after village of Datchet. The road is lined with attractive, well-kept homes and enjoys a friendly community atmosphere while remaining just a short walk from the village centre.

Datchet offers a charming blend of village life and convenience, with local shops, cafés, pubs, and essential amenities close by.

The mainline station provides direct trains to London Waterloo, making it an excellent choice for commuters, while the nearby M4, M25, and Heathrow Airport ensure superb connectivity by road and air.

The area is surrounded by scenic riverside walks and open green spaces, including Datchet Common and Windsor Great Park, offering a wonderful balance of countryside and convenience. Families also benefit from a selection of well-regarded local schools and recreational facilities.

### Schools

Primary Schools:

St Mary's CofE Primary School - 0.5 miles  
State school

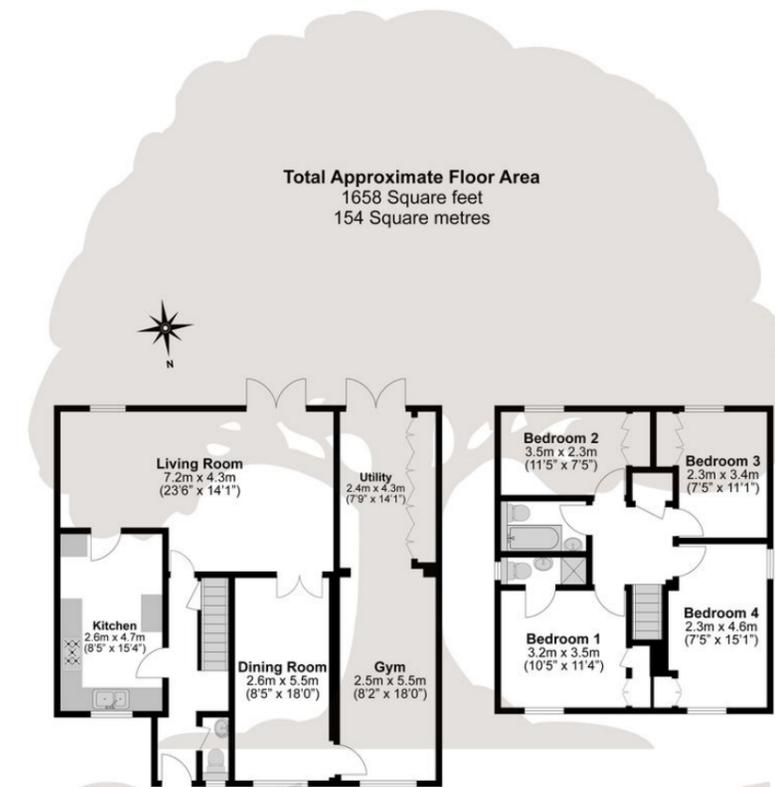
Castleview Primary School - 0.9 miles  
State School

Wraysbury Primary School - 1.8 miles  
State School

Eton End School Trust (Datchet) Limited - 0.2 miles  
Independent school

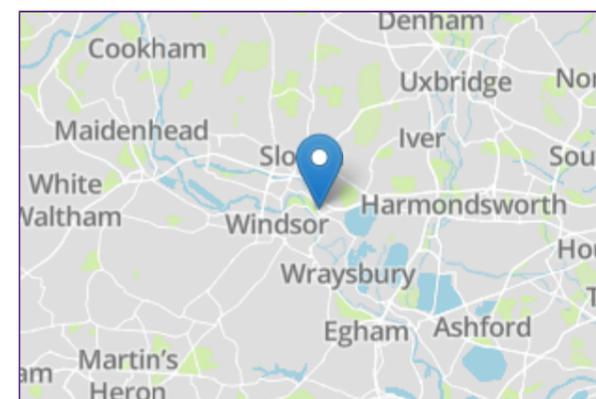
Long Close school - 0.7 Miles

## Floor Plan



Illustrations are for identification purposes only,  
measurements are approximate, not to scale.

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			