













Offered to the market for the first time since it was built, this much-loved detached family home is set within a quiet cul-desac close to Datchet village. The property offers spacious and well-balanced accommodation of approximately 2,000 sq. ft. (195 sq. m), including a bright conservatory overlooking the south-facing garden.

The home presents an excellent opportunity for buyers seeking to modernise and update a generously proportioned property to their own style and specification.

The ground floor comprises a welcoming entrance hall, an impressive 21ft living room with bay window, a separate dining room, and a light-filled conservatory enjoying views across the rear garden. There is also a kitchen/breakfast room, study, and a ground floor cloakroom.

Upstairs, there are four generous bedrooms and a family bathroom, with the main bedroom benefitting from an en-suite shower room.

Outside, the property enjoys a beautiful south-facing garden, mainly laid to lawn with a patio seating area ideal for outdoor entertaining. To the front, there is a driveway providing ample off-street parking and an integral garage.

Conveniently located for Datchet village centre, local shops, well-regarded schools, and Datchet train station (Waterloo Line), this property combines a peaceful setting with superb potential for improvement and long-term value.



Property Information Floor Plan



OFFERED TO THE MARKET FOR THE FIRST TIME SINCE BUILT



QUIET AND PEACEFUL CUL-DE-SAC



SOUTH FACING GARDEN



EN SUIT AND FAMILY BATHROOM



MUCH-LOVED DETACHED FAMILY HOME



IN EXCESS OF 2,000 SQ.FT



FOUR BEDROOMS



DRIVEWAY AND INTEGRAL GARAGE



Location

Beaulieu Close is a cul-de-sac situated in the picturesque Thameside village of Datchet. 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 includes a cricket and golf club in Datchet, The Royal Berkshire, horse riding in Windsor Great Park, horse racing at Windsor and Ascot, boating on some stretches of the River Thames.

Schools

Primary Schools

Datchet St Mary's CofE Primary School – 0.3 miles away, State school

Eton End School Trust (Datchet) Limited – 0.9 miles away, Independent school

St George's School – 1.3 miles away, Independent school

The Queen Anne Royal Free CofE Controlled First School – 1.3 miles away State school

Brigidine School Limited – 1.4 miles away, Independent school

Secondary Schools

Churchmead Church of England (VA) School – 0.6 miles away State school

Brigidine School Limited – 1.4 miles away, Independent school

Eton College – 1.7 miles away, Independent school

Long Close School – 1.7 miles away, Independent school

Langley Grammar School – 1.8 miles away, Grammar school

Transport

Nearest stations: Waterloo Line

Datchet (0.3 miles)

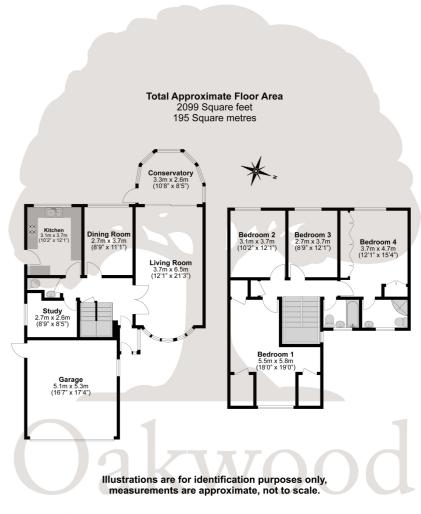
Sunnymeads (1.0 miles)

Windsor & Eton Riverside (1.4 miles

The M4 (J5) which is about a mile away provides access to Heathrow, London, the West Country and the M25.

Council Tax

Band G



Estates

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.

