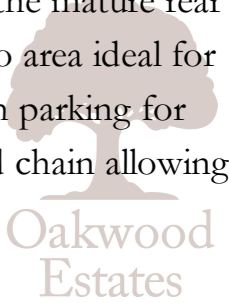





This impressive seven bedroom detached Victorian family home is full of character and is situated on one of Datchet's premier roads and within a short walk to Datchet Green and Train Station (Waterloo Line). With high ceilings and character features throughout, the superbly presented accommodation is set over three floors and stretches to approximately 4132 sqft in total. The ground floor features four reception rooms with the inclusion of a 18ft drawing room with open fireplace, a 17ft dining room with bay window, and a spacious 28ft open plan kitchen/diner/family room with vaulted ceiling, log burner, skylights and bifold doors onto the rear garden. There is also a 20ft utility room with an abundance of storage leading on to the garage, a 20ft sitting room with sliding doors to the garden, a study and a downstairs W.C. To the first floor there are four well-proportioned bedrooms and a four piece family bathroom with the principal bedroom benefiting from a dressing area and an ensuite bathroom. The second floor hosts three more bedrooms, one with ensuite and a family bathroom. Externally the mature rear garden is mainly laid to lawn and offers a high degree of privacy with a large patio area ideal for outdoor entertaining and to the front of the property, a gravelled driveway with parking for several cars. The house comes to the market with the added benefit of no onward chain allowing the possibility of a quick sale.



## Property Information

-  SEVEN BEDROOM DETACHED FAMILY HOUSE
-  FOUR RECEPTIONS ROOMS
-  MATURE GARDEN WITH LARGE PATIO AREA
-  DRIVEWAY PARKING FOR AMPLE CARS
-  EPC - C
-  NO CHAIN
-  IN EXCESS OF 4000 SQ FOOT
-  FIVE BATHROOMS
-  GARAGE
-  SHORT WALK TO DATCHET TRAIN STATION (WATERLOO LINE)
-  COUNCIL TAX G

					
x7	x4	x5	x10	Y	Y
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 nearby 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 from Slough and Datchet respectively. Datchet has excellent road links with access to the M4 from junction 5, which leads to both the M25 and the M3.

- An extensive range of well-regarded schools are available in both the Independent and State sectors, including St George's, Upton House, Eton College, Eton End, Datchet Montessori School, St Mary's School, Churchmead Secondary School and Windsor Boys' and Girls' Secondary Schools.

### Schools

#### PRIMARY SCHOOLS:

Datchet St Mary's CofE Primary School  
0.1 miles away State school

Eton End School Trust (Datchet) Limited  
0.7 miles away Independent school

St George's School  
1.2 miles away Independent school

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

#### SECONDARY SCHOOLS:

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

St George's School  
1.2 miles away Independent school

Long Close School  
1.4 miles away Independent school

Queensmead House School  
1.4 miles away Independent school

### Transport Links

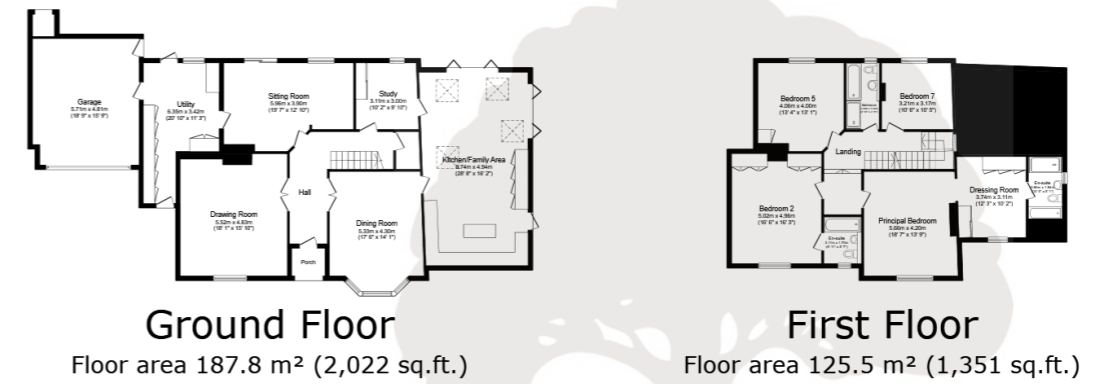
Nearest stations:

Datchet (0.1 mi)  
Windsor & Eton Riverside (1.2 mi)  
Sunnymeads (1.2 mi)  
Slough - Elizabeth Line (3 mi)  
(15 mins to Paddington)

### Council Tax

Band G

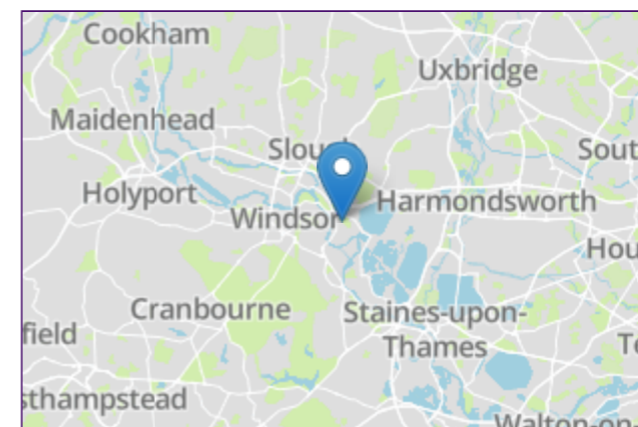
## Floor Plan



**TOTAL: 383.9 m<sup>2</sup> (4,132 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](http://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	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			81