





This four bedroom detached house is situated on a secluded and generous plot at the end of an exclusive private lane and within walking distance of Datchet train station (Waterloo Line). The spacious and versatile detached family home offers scope for further extensions and remodelling (STP). The ground floor features two reception rooms with the inclusion of an 18ft sitting room and a 13ft dining room. There is also a 13ft fitted kitchen, a downstairs cloakroom and a welcoming entrance hall. The kitchen leads to a hallway with access on to the utility room and 15ft dual aspect bedroom which would be ideal as an annexe. To the first floor there are three well-proportioned bedrooms, the master bedroom benefiting from a Juliette balcony and fitted cupboard, in addition to a three piece family bathroom. Externally there are generous and mature gardens to the front and rear of the property and driveway parking for two cars. Properties like this are rarely available and this home is an excellent family purchase due to its quiet positioning and convenient location.

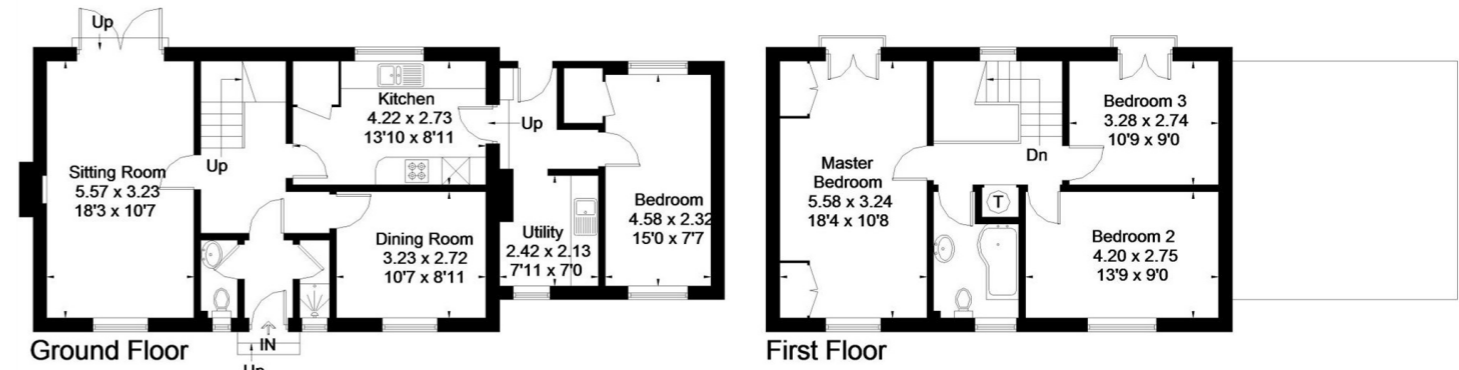
There is no onward chain allowing for the possibility of a quick sale.



-  FOUR BEDROOM DETACHED FAMILY HOME
-  TWO RECEPTION ROOMS
-  PRIVATE GARDEN
-  COUNCIL TAX BAND F

-  TWO BATHROOMS
-  TWO PARKING SPACES
-  EPC RATING - D
-  NO CHAIN

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



The Paddock, Datchet, Slough
Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 149376
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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.

Location

The picturesque village of Datchet offers a range of independent shops catering for day-to-day needs and for the commuter, the rail station provides regular services to London. For more extensive amenities, Windsor and Slough are nearby. Datchet is supremely located for the M4 (J5) which is just 2 miles away and Heathrow Airport which is also within easy reach. Abundant sporting/leisure facilities in the area include a gym and squash courts in Datchet village; athletics at The Thames Valley Athletics Centre in Eton; sailing on the Queen Mother's Reservoir; golf at Datchet, Sunningdale and Wentworth; and horse racing at Windsor and Ascot. Datchet is also fortunate to be in close proximity to excellent schools in both the independent and state sectors, including Datchet St. Mary's CofE Primary School, Windsor Boys', Windsor Girls', St. George's and Upton House in Windsor, Eton Porny in Eton, St. George's, Papplewick, Heathfield and St. Mary's in Ascot, and Lambrook in Winkfield Row.

- St George's School
1.4 miles away Independent school
- Secondary Schools:
Churchmead Church of England (VA) School
0.4 miles away State school
- Ditton Park Academy
1.3 miles away State school
- St George's School
1.4 miles away Independent school
- Queensmead School Limited
1.5 miles away Independent school

Schools

- Primary Schools:
Datchet St Mary's CofE Primary School
0.2 miles away State school
- Eton End School Trust (Datchet) Limited
0.7 miles away Independent school
- Castleview Primary School
1.3 miles away State school

Transport Links

- Nearest train stations
Datchet - 0.2 miles
Windsor & Eton Riverside - 1.2 miles
Sunnymeads - 1.2 miles

Council Tax

Band F

