



A beautifully presented detached family home, set within an exclusive gated development of just nine properties. Built in 2016, this attractive home offers well-balanced and contemporary accommodation, ideal for modern family living, all within a secure and highly regarded setting.

The ground floor is centred around a spacious kitchen/ family/ dining room, forming the heart of the home. The kitchen is fitted with a range of units and integrated appliances, with ample worktop space and room for dining and seating, and direct access to the garden.

A separate reception room provides additional living space, along with a further versatile room suitable for a home office, playroom or informal sitting room. A utility room and downstairs WC complete the ground floor.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with fitted storage and en-suite, and bedroom two also benefiting from an en-suite. Both en-suites are fitted with modern suites, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from a neatly maintained rear garden, suitable for outdoor dining, along with driveway parking.

This small, gated development offers a good degree of privacy. The property is ideally located for access to Datchet village, with its range of local shops, restaurants and amenities, while also being convenient for the Elizabeth Line, providing direct links into Central London.

The area is also within catchment of a number of well-regarded grammar schools.

Further benefits include the remainder of an NHBC warranty until 2027, providing added peace of mind.



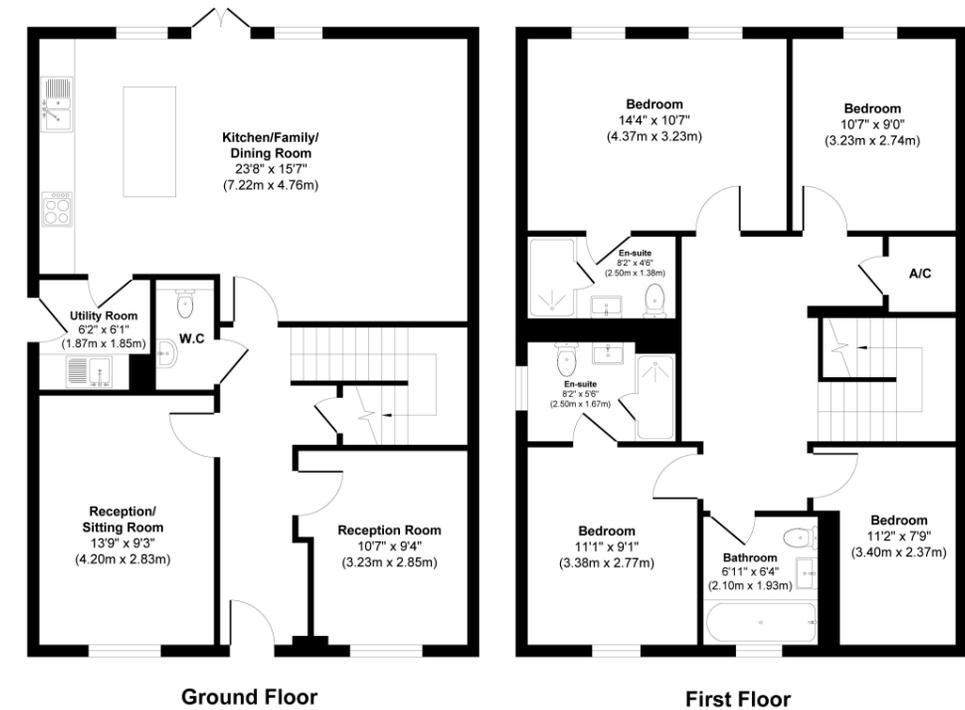
Property Information

-  MODERN FOUR BEDROOM DETACHED HOME
-  THREE RECEPTION ROOMS
-  THREE BATHROOMS
-  WELL PRESENTED THOUGHTOUT
-  PRIVATE GATED DEVELOPMENT
-  LARGE OPEN PLAN KITCHEN
-  NHBC WARRANTY REMAINING
-  CATCHMENT AREA FOR LOCAL GRAMMAR SCHOOLS

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

Floor Plan

Approximate Gross Internal Area
1587 sq. ft - 147.43 sq. m



 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Produced by AliciaGrymet.com

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 property is well positioned for access to Datchet, offering a selection of local shops, cafés and everyday amenities, while the nearby towns of Windsor and Eton provide a wider range of restaurants, shopping and leisure facilities.

For commuters, Datchet railway station provides direct services to London Waterloo, while the Elizabeth Line is also easily accessible, offering fast connections into Central London and beyond.

The area is well regarded for schooling, with access to a number of sought-after grammar schools, as well as independent options including Eton College.

For outdoor pursuits, there are attractive riverside walks along the River Thames, along with nearby open green spaces and countryside.

Primary Schools

Datchet St Mary's Church of England Primary School (State) – approx. 0.4 miles

Castleview Primary School (State) – approx. 1.2 miles

Eton Porny Church of England First School (State) – approx. 1.5 miles

Upton House School (Independent) – approx. 2.5 miles

Secondary/Grammar Schools

Langley Grammar School (State – Grammar) – approx. 2.5 miles

Herschel Grammar School (State – Grammar) – approx. 3 miles

St Bernard's Catholic Grammar School (State – Grammar) – approx. 3.5 miles

The Windsor Boys' School (State) – approx. 2 miles

St George's School Windsor Castle (Independent) – approx. 2 miles

St Mary's School Ascot (Independent) – approx. 6 miles

Transport Links

Datchet railway station – approx. 0.5 miles (direct services to London Waterloo)

Slough railway station – approx. 1.7 miles (access to the Elizabeth Line)

M4 motorway (Junction 5) – approx. 2 miles

M25 motorway – approx. 6 miles

Heathrow Airport – approx. 6 miles

Service Charge

There is a service charge of approximately £55 per calendar month, contributing towards the maintenance of the private development, including the electric gates and upkeep of the private road.