



34 Chaucer Close
Windsor, Berkshire

An exceptional four-bedroom home in a cul-de-sac location, at the heart of the 'Golden Triangle'

A stylishly appointed, immaculately presented, semi-detached property, tucked away in a peaceful cul-de-sac, in a prime central location, less than a mile from the town centre and transport connections. The home offers the perfect blend of luxury, comfort and convenience and features timeless décor and styling throughout.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE & ALLOCATED PARKING



LANDSCAPED GARDENS



FREEHOLD



TOWN



1,600 SQ FT



**OIEO
£1,250,000**

The property

34 Chaucer Close is a beautifully appointed four-bedroom family home featuring stylish décor, quality fittings, and an enchanting garden. Recently refurbished and extended, with Farrow & Ball colour scheme, and Villeroy and Boch bathrooms, the property offers elegant and contemporary living space with the luxuries of air-conditioning, and a Sonos audio system throughout.

The ground floor is host to two beautifully-appointed reception rooms, including the drawing room at the front, with its attractive contrasting paintwork, plantation-style window shutters, ceiling corning, oak flooring, custom cabinetry, and sandstone fireplace fitted with a gas stove. At the rear, there is an impressive open-plan kitchen, living and entertaining space with a porcelain-tiled floor and under-floor heating. The living area boasts a stunning ceiling lantern with electric blind and bi-fold doors opening out into the rear garden. The kitchen area itself is fitted with a range of bespoke shaker-style units, zoned lighting, a central island, integrated appliances,

a wine cooler, water softener. It currently features a large range cooker and an American style fridge/freezer. Situated off the reception hall is a cloakroom with under-floor heating and a useful utility cupboard, to house a washing machine and tumble dryer.

Upstairs there are four splendid double bedrooms, including the luxury principal bedroom with built-in wardrobes, floating bedside tables, zoned lighting, and shuttered windows. The en-suite shower room features an over-size rain shower by Grohe. There are three further bedrooms including one with a west-facing Juliet balcony to the front, as well as a family bathroom.

Outside

The house, situated at the end of a private cul-de-sac with no through-traffic, benefits from a single garage and gated allocated parking, which can also be accessed from the back of the property.



To the front of the property, there is ample on-road parking. The property has a well-stocked garden to the front, as well as an attractive Victorian-style tiled pathway leading to the entrance porch.

To the rear, a porcelain-tiled patio area continues out from the kitchen via bi-fold doors to provide a seamless transition between indoor and outdoor dining and relaxation areas. There is a further seating area at the end of the garden, with a contemporary water feature. The entire garden has been imaginatively designed to provide a captivating oasis in which to relax, and features thoughtfully planted borders, automatic irrigation, and 3-level lighting. It is not overlooked, therefore enjoying privacy and seclusion.

Location

The property is superbly situated within striking distance of Windsor town centre, the Long Walk, Windsor Great Park, NHS King Edward Hospital, and Circle Health Princess Margaret Hospital.

The historic market town of Windsor is one of the UK's most prestigious locations, with Windsor Castle enjoying significant royal connections, and the town with its pretty streets, beautiful parks and proximity to London (40 minutes to London Paddington from Windsor & Eton Central, 1 hour to London Waterloo via Windsor & Eton Riverside). Windsor boasts a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach.

Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, and the river Thames for boating and rowing. There is also excellent schooling available in the area, in both the state and independent sectors, including the Queen Anne Royal Free CofE (within a stone's throw of the property).



Distances

- Windsor town centre 0.8 miles
- Ascot 5.8 miles
- Maidenhead 6.4 miles
- Heathrow Airport (T5) 8.2 miles
- Central London 25 miles

Nearby Stations

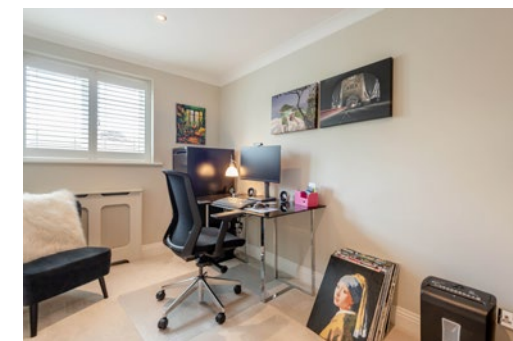
- Windsor & Eton Central
- Windsor & Eton Riverside

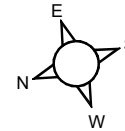
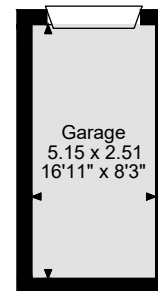
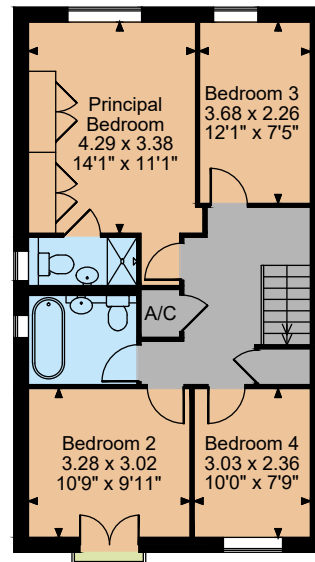
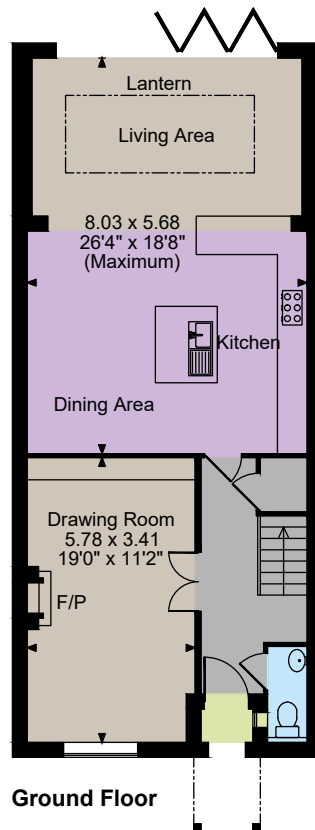
Key Locations

- Windsor Castle
- The Long Walk
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Racecourse
- Runnymede
- LEGOLAND Windsor Resort
- Ascot Racecourse

Nearby Schools

- Queen Anne Royal Free CofE, Windsor
- St. George's, Windsor
- Upton House, Windsor
- Windsor Boys'
- Windsor Girls'
- Eton College
- St John's Beaumont, Old Windsor
- Bishopsgate, Englefield Green





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,461 sq ft (136 sq m)

Garage internal area 139 sq ft (13 sq m)

Total internal area 1,600 sq ft (149 sq m)

For identification purposes only.

Directions

Post Code: SL4 3ER

what3words: ///mime.club.foster

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

Service Charge: £700 p.a.

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

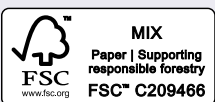
Windsor

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