



3 Coombe Hill Court

Windsor, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome detached property with a wealth charm and distinctive character features

With an imposing façade showcasing the exposed timber framework, decorative brickwork and striking chimney stacks, this detached residence offers versatility and potential, with the opportunity to undertake a programme of refurbishment. A blend of retained detail and bespoke modern-day enhancements would see the creation of a fine family home to suit individual requirements.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OFF-ROAD PARKING



SOUTH-FACING GARDEN



FREEHOLD



TOWN



3,971 SQ FT



**GUIDE PRICE
£1,350,000**



The property

A detached family house offering a legacy of appealing architecture, with the interior accommodation presenting timber beams and posts, an eclectic mix of fireplaces and rustic ledge and brace internal doors. The entrance hall opens to a charming reception room which is centred around an inglenook fireplace featuring a conical chimney header, whilst French doors provide a connection to the garden. The adjacent formal dining room features one of the four corner hearths that are within the house and also allows a transition to the outside via double doors. Equipped with a breakfast bar unit, the kitchen is fitted with wooden-fronted cabinetry and is supported by a utility room and a pantry. Adjoining the kitchen is a breakfast room providing generous space for dining and a there is a further versatile-use home office.

There are four well-proportioned bedrooms on the first floor, including the principal room which has an en suite shower room and glazed sliding doors to access a south-facing balcony. Two bedrooms benefit

from dressing rooms and there are also two family bathrooms. A concealed stairway rises to the vast attic space which offers extensive storage or further contemplation for possible uses.

Outside

The property is approached via a gravelled driveway, which extends to provide parking for a number of vehicles.

The wrap-around garden provides a mature outdoor setting, with conifer trees presenting evergreen cover throughout the year. Paved terracing surrounds the house and is edged by low-level stone walls, which also create partition to the patio areas. Semi-circular steps form an attractive feature at the frontage, and also at the rear of the home where they descend to an expanse of lawn. Outbuildings within the grounds include storage units and sheds.



Location

The property occupies a quiet, cul-de-sac off the prestigious St. Leonard's Hill, on the south-west fringes of Windsor. This historic market town is one of the UK's most sought-after locations with its appealing architecture, attractive streets, good range of shopping and supermarkets, beautiful parks and proximity to London.

For the commuter, the town boasts two train stations, with road-users having easy access to the motorway networks and to Heathrow Airport for travel further afield.

Leisure facilities are excellent and plentiful, with world-class golf courses on Windsor's doorstep, spectacular green open spaces, horse racing at Windsor and Ascot, and some stretches of the River Thames for boating and rowing.

The region is also fortunate to have some of the country's finest state and public schools.



Distances

- Windsor High Street 2.5 miles
- Ascot 6.3 miles
- Maidenhead 10 miles
- Heathrow Airport (T5) 10.2 miles
- Central London 26 miles

Nearby Stations

- Windsor & Eton Central Station
- Windsor & Eton Riverside Station
- Datchet Station

Key Locations

- Windsor Castle
- The Long Walk
- Windsor Racecourse
- Savill Garden
- Windsor Great Park
- Ascot Racecourse

Nearby Schools

- St. George's School, Windsor
- Windsor Boys' School
- Windsor Girls' School
- Upton House, Windsor
- Eton College
- Lambrook, Winkfield Row
- Bishopsgate, Englefield Green
- St. John's Beaumont, Old Windsor
- Papplewick, Ascot
- St. George's, Ascot





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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 3,971 sq ft (369 sq m)

Outbuilding internal area 234 sq ft (22 sq m)

Balcony external area = 81 sq ft (8 sq m)

Total internal area 4,205 sq ft (391 sq m)

For identification purposes only.

Directions

SL4 4UL

what3words: ///noses.silent.refers

General

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

Services: Mains electricity, gas, water and drainage

Council Tax: Band H

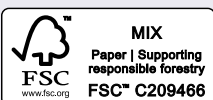
EPC Rating: F

Windsor

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