



3 Moram Mews
Datchet Road, Old Windsor, Berkshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

3 Moram Mews Datchet Road, Old Windsor, Berkshire SL4 2FF

A stylishly presented, contemporary townhouse with views of open countryside

M4 (J6) 3.6 miles, M25 (J15) 5 miles, Windsor & Eton Riverside station 2.3 miles (London Waterloo 58 mins), Windsor & Eton Central station 2.5 miles (London Paddington 29 mins), Heathrow (T5) 7.1 miles, Central London 22 miles

Reception hall | Study | Kitchen/sitting/dining room | Utility room | Cloakroom | 3 Bedrooms (1 en suite) | Bedroom 4/cinema room | 2 Family bathrooms | Allocated parking | Garden with hot tub | EPC rating B

The property

An elegant porch, with decorative wrought-iron railings and columns, marks the entrance to Moram Mews which offers light, airy and versatile accommodation, with the neutral décor emanating an oasis of calm simplicity for a relaxed lifestyle. The many features include under-floor heating, Sonos speakers to the ground floor and principal bedroom, air-conditioning to the main and second bedrooms, and a cinema room (bedroom 4) with starlight ceiling and mini bar. The wood flooring in the reception hall extends across the ground floor providing practicality and a pleasing sense of cohesion, with an open-plan kitchen/living space being the sociable hub of the home. Fitted with sleek cabinetry, topped with stone work surfaces, the kitchen features a breakfast bar unit which forms a subtle divide to the sitting area where a contemporary fireplace provides a warming ambience. Glazed, bi-folding doors offer a seamless connection to the garden terrace and ensure that this reception room is filled with natural light and takes full advantage of the wonderful outlook over

Crown land. A study provides a quiet refuge for home-workers, and a cloakroom completes the accommodation on the ground floor.

The principal bedroom on the first floor enjoys an outlook over the landscape with bi-fold doors to a glazed Juliet balcony, and benefits from a stylish en suite shower room. There is a second bedroom on this level, along with a utility room and a well-appointed family bathroom. A second stairway rises to the upper level where there is a further modern bathroom and two additional bedrooms, one currently designated as a splendid cinema room.

Outside

The property is approached via a private lane onto a paved courtyard at the front of The Mews where there is provision for allocated parking. A series of paved steps at the rear of the house descend to a terrace which offers opportunities for outdoor dining, entertaining and relaxation whilst enjoying the views over the Crown land beyond the boundary. There is an area of faux lawn, and a picket fence at the far margin.

Location

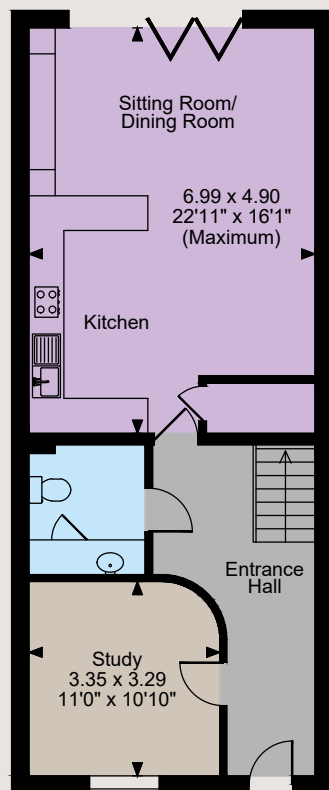
Situated on the northern fringes of the village of Old Windsor, the property is within easy reach of a range of shops catering for day-to-day needs and is conveniently located for transport links, with access to the M25 and M4 motorways being close-by and the two train stations providing regular services to London. Nearby, historic Windsor is one of the UK's most prestigious locations with Windsor Castle being an official royal residence, and the town offers an extensive range of retail, leisure and cultural opportunities together with numerous cafés, bars and restaurants.

Well-regarded schools in both the state and private sectors, include Windsor Boys' and Windsor Girls' Schools, Upton House, St. George's, St. John's Beaumont, and Eton College.

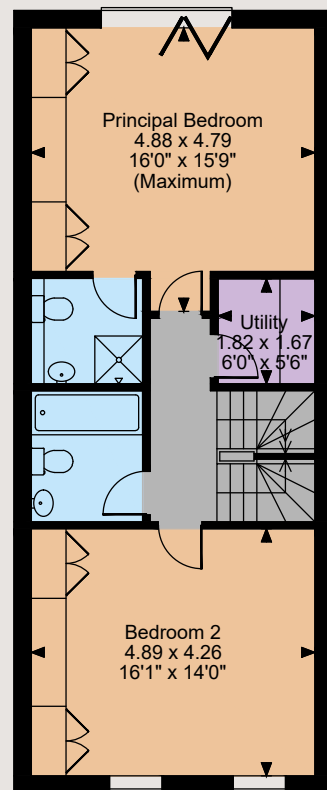




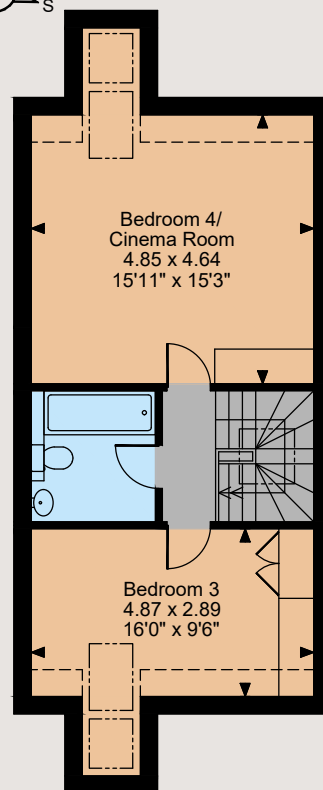
Floorplans
House internal area 1,862 sq ft (173 sq m)
For identification purposes only.



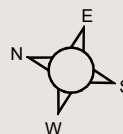
Ground Floor



First Floor



Second Floor



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

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8578373/NJD

Directions

With Strutt & Parker's Windsor office on your left, continue along Sheet Street which bears sharply to the left and becomes Kings Road. At the large roundabout, bear left onto the A308/ Albert Road and then bear left staying on the A308/Datchet Road, where the entrance to the lane leading to the property will be found immediately on the right hand side.

General

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

Services: Mains electricity, gas, water and drainage. Under-floor heating, air-conditioning

Council Tax: Band F - 2022/2023: £2355/54

Tenure: Freehold

Guide Price: £830,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

01753 257217

windsor@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2023. Particulars prepared December 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

