



Longbourn
Windsor, Berkshire

For the finer things in property.

STRUTT
& PARKER

BNP PARIBAS GROUP

Longbourn Windsor, Berkshire SL4 3TN

A stunning detached family home set within a highly desirable parkland setting

Windsor town centre 1.2 miles, Windsor & Eton Central station 1.7 miles (London Paddington 29 minutes), Windsor & Eton Riverside station 1.9 miles (58 minutes to London Waterloo), M4 (Jct 6) 2.4 miles, Heathrow Airport (T5) 9.3 miles, Central London 25 miles

Reception hall | Drawing room | Dining room Snug | Kitchen/dining/family room | Utility room Cloakroom | Principal bedroom suite | Guest bedroom with en suite bathroom | 4 Further bedrooms (1 with dressing room) | 2 Family bathrooms | Double garage | Off-road parking Gardens | Communal garden | EPC Rating C

The property

A handsome and beautifully presented modern family house arranged over three floors and set within Imperial Park, a unique development set within several acres of mature parkland. The property has been thoughtfully and elegantly extended to provide light, airy living space with high-quality bespoke fittings, creating an impressive, luxurious home.

The ground floor boasts three reception rooms in addition to the stunning open-plan living and entertaining space to the rear, which opens onto the garden and welcomes plenty of natural light from sliding glass doors and two large lantern skylights. This room is undoubtedly a fine feature of the property and is equally ideal for both entertaining guests and family living. Features include underfloor heating, recessed LED lighting and a stylish, contemporary kitchen incorporating a large central island with an integral breakfast bar, and integrated Miele appliances. The reception rooms comprise a

comfortable snug, a well-proportioned drawing room and a formal dining room, which could be utilised as a home office or a games room.

The first floor is arranged to provide a principal suite comprising a generous 19ft bedroom, a large dressing room and a sizeable en suite bathroom, along with two further bedrooms and a family bathroom. The layout on the second floor provides an additional family bathroom and three double bedrooms, one with an en suite dressing room and one with an en suite bathroom.

Outside

The property is set in a coveted private development, just a mile from Windsor town centre. To the front of the house there is an area of lawn with flower beds, along with a paved driveway providing parking space for several vehicles, and access to the double garage. The rear garden has paved terracing for al fresco dining, as well as level lawns, flower beds and borders, and various established shrubs and hedging. The garden is bordered by timber fencing, with mature trees beyond the boundary providing a high degree of privacy.

Location

The historic market town of Windsor is one of the UK's most prestigious locations, with the world-famous Windsor Castle, and the town with its pretty streets, beautiful parks and proximity to London via rail or road. Windsor boasts a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach.

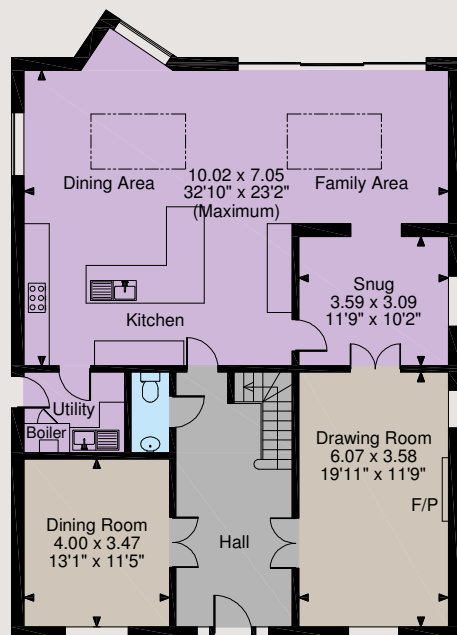
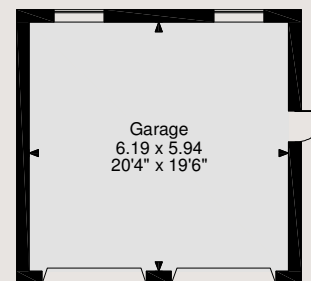
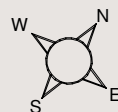
Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, and the river Thames for boating and rowing.

Windsor is also fortunate to be in close proximity to some of the country's finest schools in both the state and independent sectors, including St George's School, Upton House School and the famous Eton College.

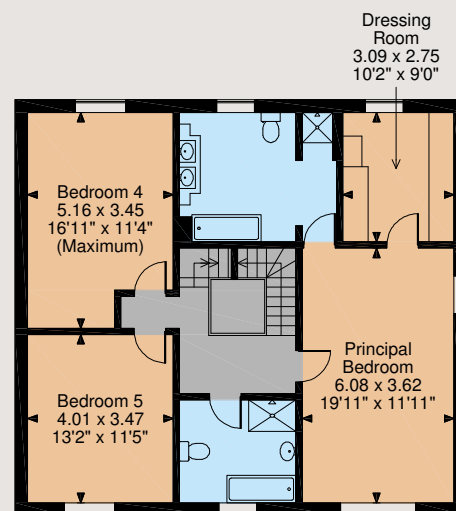




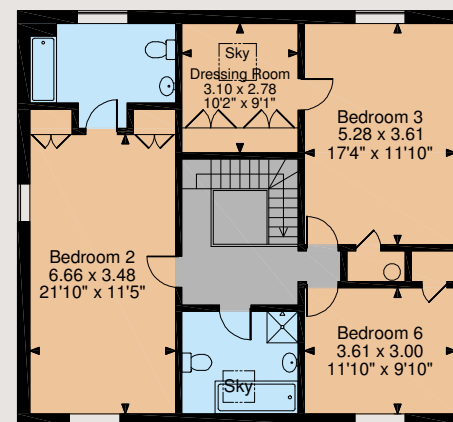
Floorplans
House internal area 3,435 sq ft (319 sq m)
Garage internal area 396 sq ft (37 sq m)
For identification purposes only.



Ground Floor



First Floor



Second Floor

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

With Strutt & Parker's Windsor office on your left, head along Sheet Street and at the traffic lights, turn right into Victoria Street. Follow the road, continue straight over the mini- roundabout and at the large roundabout controlled by traffic lights, take the 2nd exit onto Imperial Road/B3173. After about half a mile, turn right into Longbourn.

General

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

Council Tax: Band H

Services: Mains electricity, gas, water and drainage

Service Charge: £586.68 p.a. (reviewed annually)

Tenure: Freehold

Guide Price: Offers in excess of £1,695,000

Windsor

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01753 257217

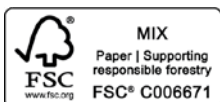
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