



Pear Tree House

22 Montagu Road, Datchet, Berkshire



BNP PARIBAS GROUP

A handsome, detached family home occupying a corner plot, in a picturesque Thames-side village

Completed in 2022, this transformed property reflects the striking Victorian architectural features of the street scene and offers substantial accommodation arranged over three floors. Light, airy and versatile rooms provide the ideal living environment for 21st century lifestyles



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



OFF ROAD PARKING



LANDSCAPED GARDENS



FREEHOLD



VILLAGE



3507 SQ FT



**OFFERS IEO
£1,750,000**

The property

With an attractive façade featuring decorative Flemish-bond red and yellow brickwork, Pear Tree House exhibits design features that include a pleasing symmetry, steep gables, bay and sash windows, and a tessellated tile entrance portal with arched surround.

The elegant interior showcases contemporary styling, with ceramic flooring in the reception hallway extending across the ground floor providing modern practicality and a sense of cohesion to living areas. An impressive open-plan kitchen/dining and sitting room creates a sociable hub, with a snug setting for relaxation. Filled with natural light courtesy of a wall of glazed bi-folding doors, a seamless transition to the garden terrace is afforded, extending the inside to the outside. The kitchen is fitted with a sleek range of cabinetry, stone work surfaces and a generous island unit which creates a subtle divide. An adjoining utility/boot room provides a hide-away for domestic appliances and to store outdoor wear.

With a front aspect, the separate sitting room is a room in which to enjoy quiet down-time, centred around a fireplace with a log-burner.

The bedroom accommodation is arranged over two floors, with three additional versatile-use rooms on the second level being utilised as a games room, study and a store room. The first floor rooms comprise five bedrooms, two with the benefit of smart en suite facilities, and a luxurious family bathroom with free-standing, contemporary tub and a walk-in shower.

Situated to the rear of the garden is additional accommodation in the form of an outbuilding housing a gym and store room.



Outside

To the front, Pear Tree House has an attractively-landscaped garden, with a geometric design featuring clipped low-level evergreen hedging, neat beds and brick-weave walkways, with an attractive central tessellated tiled pathway.

The rear garden is laid to lawn with a paved terrace spanning the back of the house and offering opportunities for outdoor dining, entertaining and relaxation.

The property also benefits from off-road parking.

Location

Enjoying all the benefits of its proximity to the banks of the River Thames, and the train station, the property is situated in Datchet, which has a traditional green, and shops to provide for everyday needs, along with public houses and restaurants.

Nearby historic Windsor, with its Castle and Royal connections, offers additional amenities, with excellent

shopping, a theatre and cinema, and train journeys from Windsor's two stations.

The major road networks are easily accessible with junctions joining the M4, M25, and M3 for onward journeys.

Leisure and sporting facilities are plentiful, with world-class golf courses nearby at Wentworth, Sunningdale, Swinley Forest and The Royal Berkshire; horse riding and polo in Windsor Great Park; and horse racing at Windsor and Ascot.

Well-regarded schooling in both the state and independent sectors is available in the vicinity.



Distances

- M4 (Jct 5) 2 miles
- M25 (Jct 15) 4 miles
- Windsor 2.3 miles
- Heathrow Airport (T5) 6 miles
- Maidenhead 8 miles
- Central London 21 miles

Key Locations

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

Nearby Stations

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

Nearby Schools

- Datchet St Mary's CofE Primary School
- Churchmead CofE School
- St George's School
- Trevelyan
- Upton House
- Windsor Boys' School
- Windsor Girls' School
- Eton Porney
- Eton College



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 3,161 sq ft (294 sq m)

Gym and Store internal area 346 sq ft (32 sq m)

Total internal area 3,507 sq ft (326 sq m)

For identification purposes only.

Directions

SL3 9DJ

what3words: ///cups.dinner.shortcuts

General

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

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

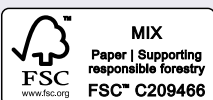
EPC Rating: C

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