



# 8 Queens Acre

Windsor, Berkshire

## A substantial family residence with a well-designed garden, in an exclusive Charles Church secure development

An impressive family residence in a secure, premier setting, boasting a spacious light-filled interior, a double garage, and beautifully curated outdoor space.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**7 BATHROOMS**



**DOUBLE GARAGE**



**LANDSCAPED GARDENS**



**FREEHOLD**



**TOWN**



**5865 SQ FT**



**GUIDE PRICE  
£3,500,000**



### The property

With attractive red-brick and tile-hung elevations, a handsome property offering spacious, light and airy accommodation with elegant interior presentation arranged over three floors. The reception hall features smart monochrome tiled flooring and provides access into the sitting room which is centred around a fireplace and has French doors opening onto the rear garden.

The hub of the home is the impressive kitchen/dining room and adjoining family room, with this sociable setting being filled with natural light courtesy of a skylight aperture and four sets of glazed French doors providing a seamless link from the inside to the outside. Fitted with contemporary, neutral-toned cabinetry, the kitchen also features an island unit; ancillary space is provided by a larder and a utility room. A study, with a wall of bespoke storage cabinets, and a ground floor shower room complete the ground floor accommodation.

On the first floor there is a generous landing which provides access to the bedroom accommodation, with a luxurious principal bedroom benefitting from an en suite bathroom and separate shower room, as well as a dressing room.

There are three further well-appointed en suite rooms at this level, with a staircase rising to the second floor where there is a fifth bedroom with stylish en suite shower room, and a sixth bedroom, currently being utilised as a games room.



## Outside

To the front, a large block paved driveway provides ample parking for several vehicles and affords access to the double garage. The enclosed rear garden is principally laid to lawn and is planted with uniform trees along two boundaries provide an attractive garden feature and afford a degree of privacy.

A paved terrace spans the entire rear of the house, with steps descending to a lawned area, and provides excellent alfresco dining and relaxation space. Beautifully-planted beds and borders contain architectural shrubs and perennial plants to create year-round visual interest. Edged by fragrant lavender plants, a gravelled pathway runs to the far margin of the garden where there is a further seating area that takes advantage of the south-westerly aspect.

## Location

Queens Acre is within easy reach of Windsor Great Park and the Long Walk and is conveniently placed for Windsor town centre which offers a comprehensive range of shopping and leisure facilities.

Communications links are well-provided with rail access to London Waterloo and to London Paddington (via Slough) from Windsor & Eton Riverside and Windsor Central, respectively, whilst road-users can access the M4 via Junction 6 for journeys to Heathrow, Central London, the West Country and the M25.

Excellent schooling in the area, includes Upton House, St George's Windsor Castle, Eton College, St George's and St Mary's in Ascot, and Lambrook in Winkfield Row.

A wide range of sporting facilities is available in the area, including prestigious golf courses at Sunningdale and Wentworth; horse racing at both Windsor and Ascot; horse riding, polo and cycling in Windsor Great Park; boating on some stretches of the River Thames.



## Distances

- M4 (Jct 6) 3 miles
- M25 (J13) 4.6 miles
- Windsor town centre 1 mile
- Ascot High Street 5.4 miles
- Maidenhead 7.2 miles
- Heathrow Airport (T5) 8.4 miles
- Central London 25.8 miles

## Nearby Stations

- Windsor & Eton Central Station
- Windsor & Eton Riverside Station
- Datchet Station
- Slough Station (Elizabeth Line)

## Key Locations

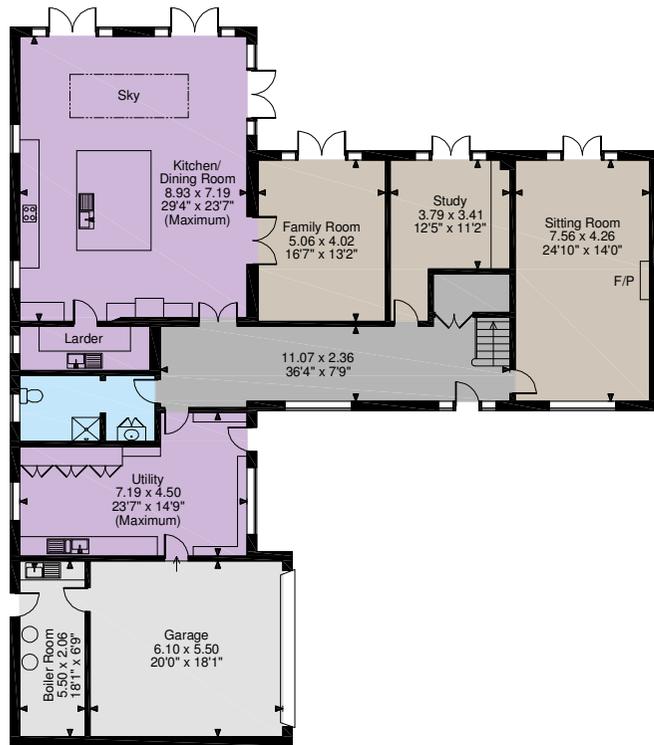
- Windsor Castle
- The Long Walk
- Windsor Leisure Centre
- Windsor Racecourse
- Savill Garden
- Windsor Great Park

- Virginia Water Lake
- Ascot Racecourse
- LEGOLAND Windsor Resort

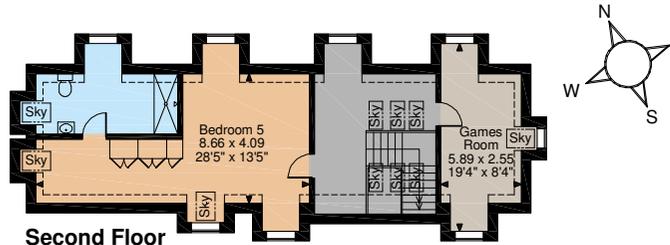
## Nearby Schools

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

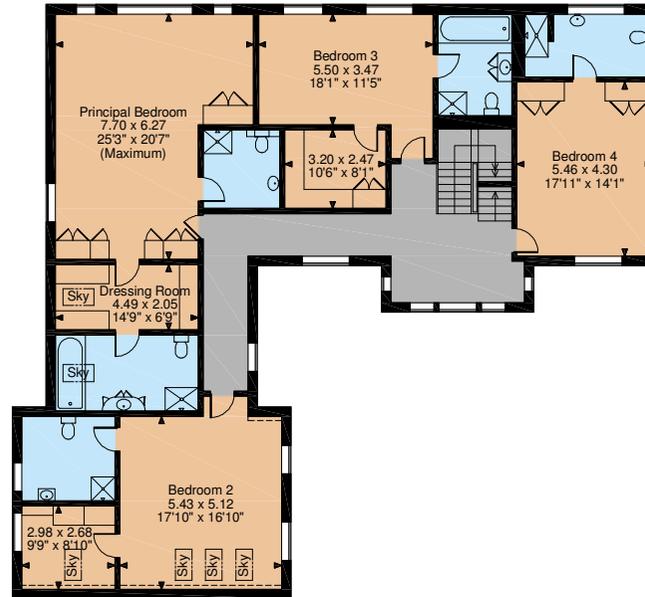




Ground Floor



Second Floor



First Floor

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 5,372 sq ft (499 sq m)

Garage internal area 493 sq ft (46 sq m)

Total internal area 5,865 sq ft (545 sq m)

For identification purposes only.

### Directions

Post Code: SL4 2BE

what3words: ///soccer.blues.grid

### General

Local Authority: Royal Borough of Windsor and 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/>

Service charge: £2,000 per annum, reviewed annually

Council Tax: Band G

EPC Rating: C

## Windsor

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