



# North Lodge

St. Leonards Hill, Windsor, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## Situated on the prestigious St. Leonards Hill, a unique detached property with delightful secluded gardens

A stunning house combining magnificent period features with striking, unique modern additions. Located in one of Windsor's premier private roads, the property sits in a peaceful, sheltered setting and features beautiful, bespoke fittings and highly attractive, individual décor and styling throughout.



**4 RECEPTION ROOMS**



**6/7 BEDROOMS**



**7 BATHROOMS**



**4-CAR GARAGE**



**SECLUDED GARDENS, 0.54 ACRE**



**FREEHOLD**



**TOWN**



**5,832 SQ FT**



**GUIDE PRICE £2,350,000**



### The property

North Lodge is an exceptional and remarkably distinctive detached house, providing almost 5,000 square feet of stylish accommodation arranged over two floors. The property features period detailing in parts, including exposed timber beams and brickwork, alongside more modern additions and intricate design flourishes, while outside there is a beautiful garden surrounded by woodland.

The ground floor features three principal reception rooms with a completely bespoke and individual layout. At the front of the property, a 33 ft. sitting room showcases a grand fireplace with a fitted log burner. The space flows into a conservatory-style alcove, large enough to accommodate a family dining table, and with French doors opening directly onto the garden. Also on the ground floor, the impressive drawing room is set to the rear of the house, featuring panelled walls, a striking fireplace, a bay with full-height windows, and French doors opening to the garden. Adjacent is a bedroom/playroom/office, and a shower room.

The octagonal dining room offers splendid views across the grounds and provides an ideal setting for both family meals and entertaining, enhanced by its timber-clad vaulted ceiling and ornate stained-glass window. This space adjoins the kitchen, which mirrors the same distinctive shape and proportions, and is fitted with bespoke cabinetry, a central island, integrated appliances, and a walk-in larder.

The first floor may be reached via two staircases, one of which is an intricately detailed wrought-iron staircase, offers six further bedrooms, including the sumptuous principal suite with extensive built-in wardrobes, a large en suite bathroom, and a private balcony overlooking the garden. Three of the additional bedrooms benefit from en suite facilities, complemented by a family bathroom.

Above the attached garage, a staircase leads to a spacious home office with access to eaves storage. This room also has its own adjoining shower room, creating the flexibility to use it as a guest bedroom or self-contained annexe.



## Outside

The property enjoys a peaceful and private position towards the end of St. Leonard's Hill. At the front, a generous driveway provides ample parking, as well as access to a four-car garage offering further parking, extensive storage, and workshop space. The front garden enhances the period façade of the house, while to the rear lies a glorious garden, enclosed by woodland to create a tranquil and secluded setting. This includes extensive patio areas ideal for al fresco dining, leading onto a lawn bordered by established shrubs, hedging, and trees. Additional outbuildings comprise storage sheds, a greenhouse, a log store, and a summer house.

## Location

The historic market town of Windsor is one of the UK's most sought-after locations with its pretty streets, beautiful parks and proximity to London. Windsor offers a fine variety of shops and supermarkets, while some of the country's finest restaurants are within easy reach.

Across the River Thames, via a footbridge, the historic town of Eton provides additional shopping facilities, bars and restaurants.

Sporting and leisure facilities in the area include horse racing at the nearby Windsor Racecourse and at Ascot; golf at Wentworth, Sunningdale and various local clubs; padel tennis at Maidenhead, walking and horse riding in Windsor Great Park; rowing at Dorney Lake; sailing at Datchet Reservoir and Bray Lake.

For the commuter, the property is well placed for the motorway network, Heathrow Airport and Windsor's two railway stations: Windsor & Eton Riverside Station (London Waterloo 58 minutes) and Windsor & Eton Central Station (London Paddington 28 minutes).

Windsor is also fortunate to be near some of the country's finest schools, in both the state and independent sectors.



## Distances

- M4 (J6) 4 miles
- M25 (J13) 7.9 miles
- Windsor town centre 2.5 miles
- Ascot High Street 6.5 miles
- Maidenhead 7.5 miles
- Heathrow Airport (T5) 10.6 miles
- Central London 26.5 miles

## Key Locations

- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- Savill Garden
- Virginia Water Lake
- Frogmore House and Gardens
- Runnymede
- LEGOLAND Windsor Resort
- Ascot Racecourse

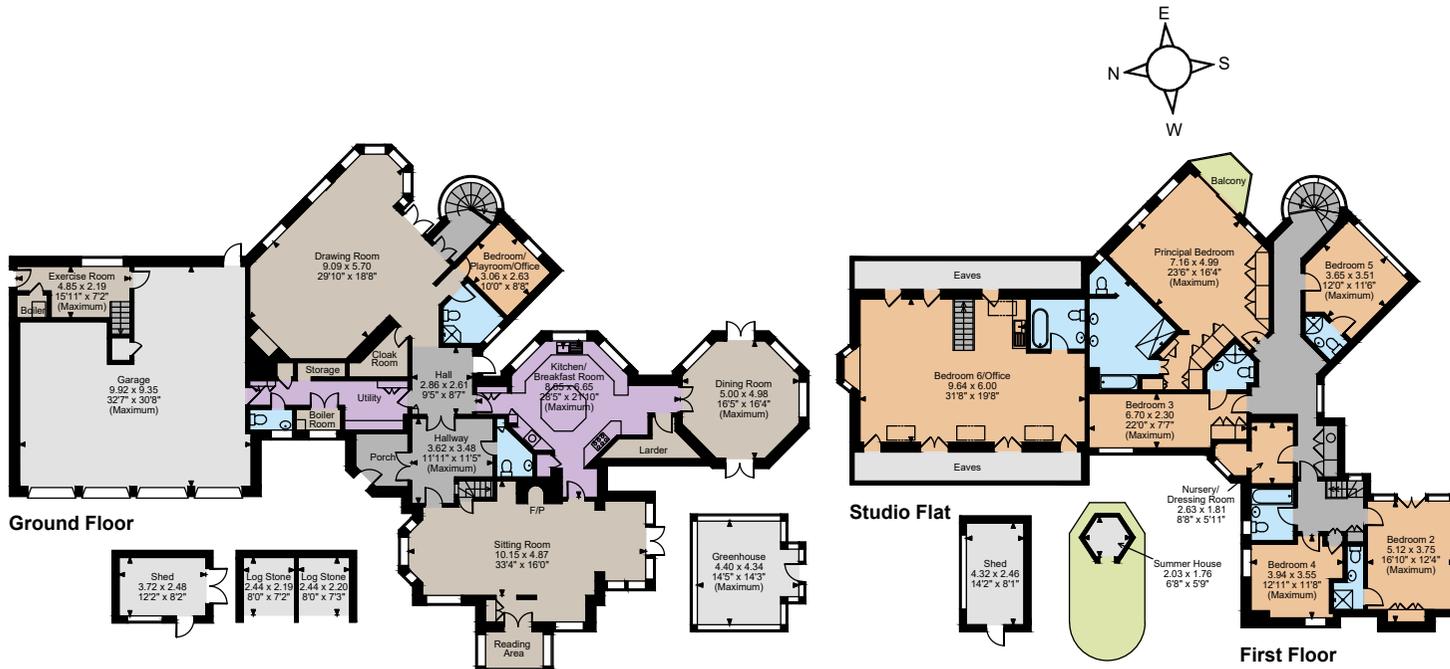
## Nearby Schools

- Windsor Boys'
- Windsor Girls'
- Trevelyan, Windsor
- St. George's, Windsor
- Upton House, Windsor
- St John's Beaumont, Old Windsor
- Bishopsgate, Englefield Green
- St. Mary's, Ascot
- Papplewick, Ascot
- Eton College
- ACS International School, Egham
- TASIS, Thorpe

## Nearby Stations

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





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

House internal area 4,848 sq ft (450 sq m)  
 Garage internal area 984 sq ft (91 sq m)  
 Sheds, Summer House, Greenhouse & Log Store  
 internal area 546 sq ft (50 sq m)  
 Total internal area 6,378 sq ft (591 sq m)  
 For identification purposes only.

### Directions

Post Code: SL4 4AU  
 what3words: ///duke.liked.cabin

### General

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

Services: Mains electricity, gas, water and drainage.  
 Solar panels for hot water and PV panels on a return meter.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H EPC Rating: C

## Windsor

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