



1 The Hatch


Windsor, Berkshire

**STRUTT
& PARKER**


BNP PARIBAS GROUP


A stylish six-bedroom detached home with a beautiful garden, in an exclusive Windsor setting


A beautifully appointed detached family home with spacious, flexible accommodation and a delightful garden, set in a highly regarded position, moments from the town marina and within easy reach of the central amenities and transport connections. The property features six bedrooms and comfortable reception rooms, and displays stylish, elegant décor throughout.


**3 RECEPTION ROOMS**


**6 BEDROOMS**

**4 BATHROOMS**


**CARPORT**

**LANDSCAPED GARDENS**

**FREEHOLD**

**TOWN**

**2,515 SQ FT**

**GUIDE PRICE
£1,925,000**

The property

1 The Hatch is an impressive detached property with six bedrooms and a wealth of attractive living and entertaining space. Located on a peaceful and exclusive cul-de-sac, the property has a secluded and private feel, while still offering easy access to the town's many excellent facilities.

The heart of the home is the open-plan kitchen, family area and dining area, which is laid out in a T-shape from front to rear and offers splendid everyday living and entertaining space. Bi-folds open onto the rear garden, while there is space for both a seating area and a large family dining table. The kitchen itself has sleek, modern fitted units providing plenty of storage space, as well as integrated appliances, while the adjoining utility room offers further storage and space for home appliances. Also on the ground floor there is a useful home study and a 23ft sitting room with wooden flooring, a fireplace and a triple aspect including French doors opening to the rear garden.

The six well-presented double bedrooms, are all

situated on the first floor. They include the generous principal bedroom with its built-in storage and en suite bathroom. Four further first-floor bedrooms also benefit from built-in storage. Additionally, the first floor has a family bathroom with an over-bath shower and a separate shower room, with all the bath and shower rooms in the property featuring modern suites with floor-to-ceiling tiling.

Outside

At the front of the property, the block-paved driveway provides plenty of parking space, as well as access to covered parking in the double carport at the side of the house. The garden at the front has an area of lawn, bordered by mature trees, creating a sense of peace and privacy, while at the side and rear there are rolling lawns and borders of established shrubs and hedgerows, and mature trees. Across the back of the house there is a patio and an area of decking shaded by a veranda, while the garden also includes several outbuildings, including a storage shed, a garden office or home gym, and a summer house, which has a sauna and wet room.



Location

The historic market town of Windsor is one of the UK's most prestigious locations, with Windsor Castle famous as being the former official residence of Queen Elizabeth II, and the town with its pretty streets, beautiful parks and proximity to London (38 minutes to London Paddington from Windsor & Eton Central). 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 near some of the country's finest state and public schools.



Distances

- Windsor town centre 2.2 miles
- Maidenhead 4.5 miles
- Egham 7.3 miles
- Ascot 7.4 miles
- Virginia Water 8.7 miles

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Nearby Stations

- Longcross Station
- Egham Station
- Sunnymeads Station
- Windsor & Eton Central Station
- Windsor & Eton Riverside Station

Key Locations

- Windsor Castle
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Frogmore House and Gardens
- Eton College
- Eton College Natural History Museum

- Royal Windsor Racecourse
- Windsor & Royal Borough Museum
- Runnymede
- LEGOLAND Windsor Resort
- Ascot Racecourse

Nearby Schools

- Windsor Castle
- St John's Beaumont School
- Bishopsgate School
- Papplewick School
- LVS Ascot
- Heathfield School
- St George's School
- Eton College
- Upton House School
- Brigidine School
- St Mary's School





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

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Floorplans

House internal area 2,515 sq ft (234 sq m)

Carport internal area 223 sq ft (21 sq m)

Outbuildings internal area 511 sq ft (47 sq m)

Total internal area 3,249 sq ft (302 sq m)

For identification purposes only.

Directions

SL4 5UD

what3words: ///rash.leans.cook - brings you to the driveway

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01753 257217

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 G

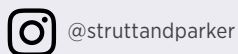
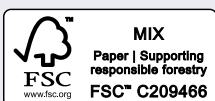
EPC Rating: D

Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

windsor@struttandparker.com
struttandparker.com



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