



Superb detached family house in desirable location

Dale House, 18 Winkfield Road, Windsor, Berkshire SL4 4BG

Freehold





Reception hall • 3 reception rooms • kitchen/dining room • 5 bedrooms (2 en suite) • family bathroom • cloakroom • gym/summer room • garage, garden, off-street parking

Local information

Windsor is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London. Winkfield Road is situated close to Windsor and all that it has to offer.

For the commuter, road travel is excellent with the M4 (J6) providing access to the motorway network. Rail connections are provided by Windsor's two stations, Windsor & Eton Central and Windsor & Eton Riverside, offering services to London Paddington via Slough (average journey time 36 minutes) and London Waterloo (average journey time 56 minutes) respectively.

Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Eton College, Wellington College in Crowthorne and Royal Holloway in Egham.

About this property

Dale House is a superb detached home providing spacious flexible family accommodation. Beautifully presented with elegant décor throughout.

To the front of the property wrought iron gate open on to a sweeping gravelled carriage drive edged with well-maintained lawns. The pretty trellised detailing on the entrance porch

creates an attractive entrance to the property.

On the ground floor the front facing sitting room has a large bay window and an attractive feature fireplace. The double aspect family room has two bay windows and a contemporary décor. The study has built-in cabinetry, feature fireplace and French doors opening on to the garden. The kitchen has a comprehensive range of units and drawers, integrated appliances and a breakfast bar. The kitchen is open plan to the dining room, which has French doors opening on to the garden. A cloakroom completes this floor.

On the first floor there is a spacious main bedroom with large front facing bay window and modern en suite shower room. There are four further beautifully presented bedrooms (two en suite) and a family bathroom. The gym/summer room is separate versatile space with bi-fold doors opening on to the garden. Adjoining this is the garage.

To the rear of the property is the delightful garden. Principally laid to lawn with variegated shrub & tree borders. This has created an attractive outdoor space. The paved sun terrace with built-in bar adjoins the house. This is the ideal space for outdoor entertaining.

Tenure

Freehold







Dale House, 18 Winkfield Road, Windsor, Berkshire SL4 4BG

Gross internal area (approx) 2736 sq ft

Outbuildings 515 sq ft

Total 3251 sq ft

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Approximate Area = 254.2 sq m / 2736 sq ft

Gym = 27 sq m / 291 sq ft

Garage = 20.8 sq m / 224 sq ft

Total = 302 sq m / 3251 sq ft

Including Limited Use Area (4 sq m / 43 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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