



An exceptional modern residence offering substantial accommodation in this prestigious location
Pinewood, St. Leonards Hill, Windsor, Berkshire

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- reception hall
- drawing room
- family room
- dining room
- television room
- study
- kitchen/breakfast room
- utility room
- 2 cloakrooms
- master bedroom suite with balcony
- guest bedroom with en suite and balcony
- 2 further bedrooms
- family bathroom
- guest/staff suite
- 4 storage rooms
- integral double garage with 21' bonus room above
- mature gardens

Description

Occupying a desirable corner plot, Pinewood is an impressive property completed in 2004 to a high specification and providing approximately 5,000 sq. ft. of elegant accommodation arranged over three floors. From the solid oak carpentry to the bespoke kitchen and fitted study, this is a house which has been designed to incorporate contemporary comforts and quality fittings.

The many features of the property include: Rudlow stone fireplaces, limestone tiled floors to the kitchen/breakfast room and utility room, under-floor heating, oak doors throughout and a video entryphone system.



The ground floor accommodation is arranged to provide excellent entertaining space with the principal reception rooms opening off the spacious reception hall and enjoying direct access to the rear terrace and garden via French doors. The reception hall has an attractive polished marble floor with decorative inset panels and an oak staircase rises to the galleried first and second floor landings. There is a stylish kitchen/breakfast room which has been individually designed and comprehensively fitted with a range of units, granite worktops, a good-sized central island with inset stainless steel sinks and integral appliances including a 'Falcon' range. A dresser unit offers further display shelving and a window seat provides useful additional hidden storage as well as an informal dining area. Adjacent to the kitchen is a well-fitted utility room providing access to the garaging and the bonus room above. Of further note is the triple aspect drawing room with feature fireplace and the impressive study which has been fitted with an extensive range of bespoke oak furniture.

There are four bedrooms located on the first floor, including the master bedroom with a balcony overlooking the gardens, an en suite dressing room and a luxurious en suite bathroom. There are three further well-appointed bedrooms, all with fitted wardrobes, including a guest bedroom with en suite bathroom and balcony and a further family bathroom, all with superior fittings. The second floor features useful guest/staff accommodation with a bed/sitting room with kitchenette and en suite facilities.

The property is approached via electronically operated wrought iron gates which open onto a gravel driveway leading to a parking area to the front of the house and the integral double garage. The enclosed front and side garden has been planted with conifer hedging and benefits from mature trees and shrubs and to the rear, the garden is principally laid to lawn with further mature shrubs and trees providing privacy and seclusion. A paved sun terrace spanning the entire width of the house is ideal for 'al fresco' dining and relaxation.

Situation

The prestigious St. Leonards Hill is approximately two miles from Windsor town centre, which offers an excellent range of shopping amenities and two railway stations providing services to London (Waterloo) and to London (Paddington) via Slough. The nearby M4 (Jct. 6) provides access to the M25, M3, M40, Heathrow Airport and central London. There are some excellent schools in the area including Upton House, St. George's and Brigidine in Windsor, St. George's, Papplewick and St Mary's in Ascot, Wycombe Abbey in High Wycombe and Eton College.



Local leisure facilities include racing at Windsor and Ascot, horse riding and walking in Windsor Great Park, polo at Smith's Lawn and The Royal Berkshire Polo Club, tennis at Windsor and Maidenhead, golf at Wentworth and Sunningdale and rowing and boating on the River Thames.

Directions

From junction 6 of the M4 proceed along Windsor Relief Road towards Windsor. Continue to the roundabout at the end and take the 3rd exit (into Imperial Road) and proceed to the traffic lights and T-junction at the end. Turn right into St. Leonard's Road and continue on the left hand lane, through the traffic lights into Winkfield Road. Take the 4th turning on the right into St. Leonards Hill. Follow the road towards the top of the hill and Pinewood will be found on the left hand side on the corner after the turning for Dower Park.

Additional Information

Postcode SL4 4AT

Tenure Freehold

Local Authority The Royal Borough of Windsor & Maidenhead
+44 (0) 1753 683800

Viewing By appointment with Savills.

Fixtures and fittings All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Pinewood, Windsor

Gross internal area (approx.)

Total = 516 sq m (5559 sq ft)

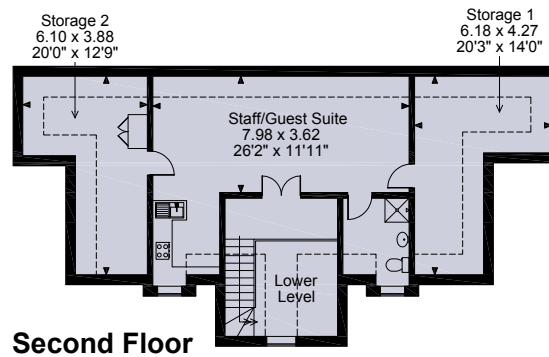
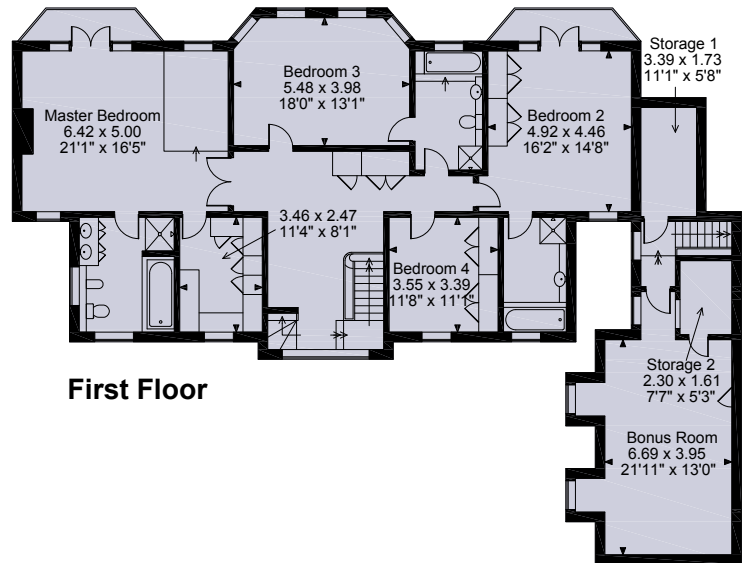
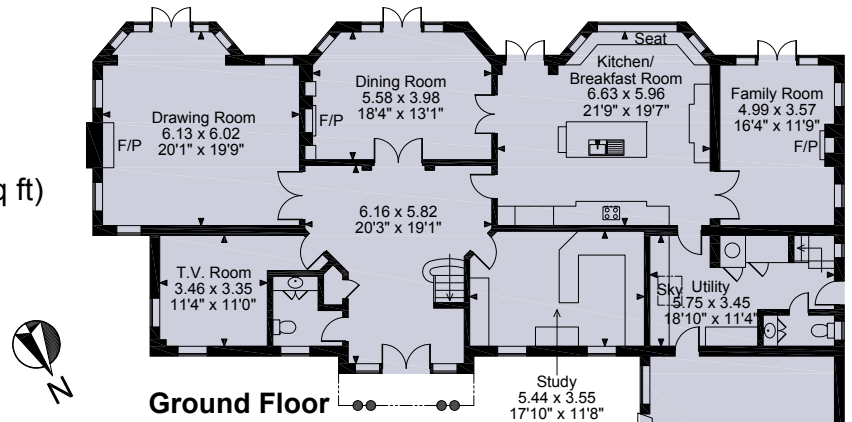
Main House = 472 sq m (5089 sq ft)

Garage = 44 sq m (470 sq ft)

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8142049/NJD

--- Denotes restricted head height



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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	67	72
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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