



Beautiful family home overlooking Windsor Great Park

24 Bears Rail Park, Old Windsor, Berkshire SL4 2HN

Freehold

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Reception hall • 3 reception rooms • kitchen/breakfast room • 5 bedrooms (2 en suite) • family bathroom • double garage • garden • communal grounds

Local information

The property is situated in an idyllic location close to local amenities. Local shops, pubs and restaurants are available in Old Windsor village and Englefield Green. More extensive shopping and leisure amenities may be found in Windsor.

Road connections are good with Junction 13 of the M25 accessible at Egham. Rail connections to London Waterloo are available from Datchet, Windsor and Staines whilst London Paddington may be accessed from Windsor (via Slough) and London Waterloo from Egham.

Educational opportunities in the area are extensive and include Bishopsgate and St. John's Beaumont in Englefield Green; St. George's, St. Mary's School, Heathfield and Papplewick in Ascot; the Marist School in Sunninghill, Upton House and St. George's in Windsor; the Royal Holloway in Egham and Eton College. TASIS and ACS, both international schools, are located in Egham.

About this property

A smart and spacious detached family home set in a sought-after prestigious development on the edge of Windsor Great Park. Bears Rails Park is known for its thriving, friendly community, complemented by a communal function room, available for use by residents and ideal for parties and get-togethers.

On the ground floor is a generous reception hall that

creates a welcoming first impression and conveniently opens out to all of the ground floor rooms. The spacious sitting room is dual aspect with double doors opening out to the garden. The well-proportioned dining room superb for formal dining and a study. The kitchen is extensively fitted with a range of units and integrated appliances and is open-plan to the breakfast room. Double doors opening out to the rear patio which provides excellent space for informal dining and relaxation. A cloakroom completes the arrangement on this floor.

On the first floor there is a master bedroom and an en suite bathroom featuring a separate shower and his & hers basins, a second bedroom with an en suite shower room, three further bedrooms and a family bathroom. The rear bedrooms enjoy beautiful views over the rear garden, communal grounds and Windsor Great Park beyond.

To the front of the house is a block-paved driveway providing off-road parking and leading to the garage. Attractive well stocked flower beds create a welcoming entrance. The south-west facing rear garden is enclosed by mature hedging, shrubs and trees. The garden is principally laid to lawn, edged with established flower beds and borders, and a large paved patio provides superb outdoor entertaining space. There are also several acres of communal grounds which adjoin Windsor Great Park.





24 Bears Rail Park, Old Windsor, Berkshire SL4 2HN
Gross internal area (approx) 1986 sq ft
Outbuildings 363 sq ft
Total 2354 sq ft

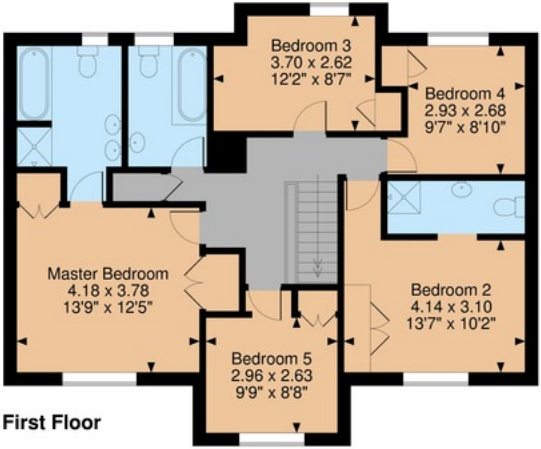
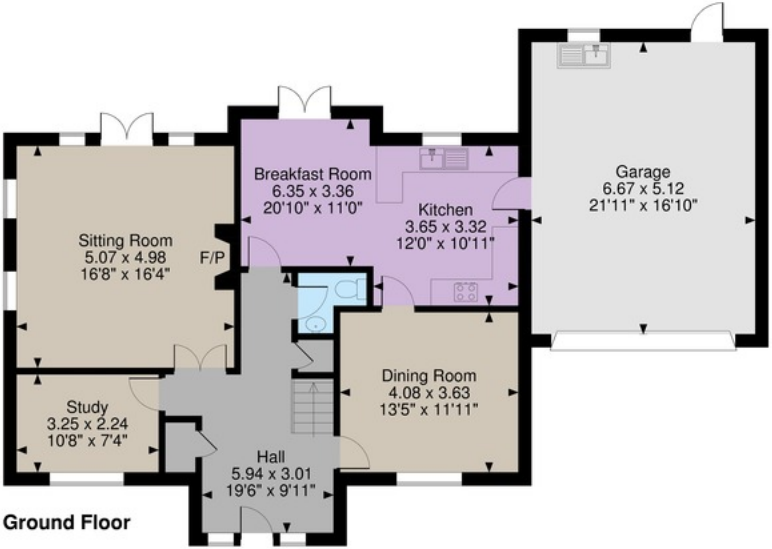
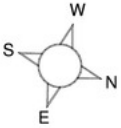


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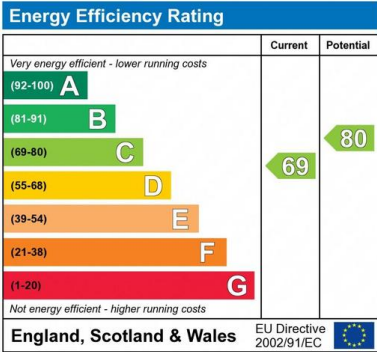
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Bears Rails Park, Old Windsor
Main House internal area 1,986 sq ft (184 sq m)
Garage internal area 368 sq ft (34 sq m)
Total internal area 2,354 sq ft (219 sq m)



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