CONTEMPORARY HOME IN STUNNING RIVERSIDE LOCATION

THE BUNGALOW, SUTHERLAND GRANGE,
MAIDENHEAD ROAD, WINDSOR, BERKSHIRE SL4 5TN

Freehold
MODERN HOME PRESENTED TO AN EXCEPTIONAL STANDARD

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Reception hall • open plan sitting room/dining room/kitchen
• 3 bedrooms • 2 bathrooms • utility room • cloakroom
• garage • resident parking

Description
The Bungalow has been extended and renovated by the current owner to an exceptional standard throughout. The contemporary styling and attention to detail has created a highly desirable riverside home.

Ground floor
• Sitting room with contemporary gas fire and large picture window with beautiful views over the garden and river
• Kitchen which has been thoughtfully designed incorporating a wide range of high specification cabinets, central island, integrated appliances including 2 fridges, 2 freezers and both red and white wine fridges
• Dining room with superb views over the terrace and gardens to the River Thames, large roof light and two sets of doors opening to the terrace has created a light filled vantage point to enjoy the view
• Spacious double bedroom
• Single bedroom with built-in wardrobes
• Excellent family bathroom with separate shower
• Utility room
• Cloakroom

First floor
• Master bedroom with his and hers walk-in wardrobes and large picture window with stunning river views
• Fully tiled shower room with his and hers basins and concealed mirror storage

The garden and grounds at The Bungalow allow stunning river views. The superb white paved terrace has raised borders.
with planting to provide year round interest with the remaining garden laid to lawn. The terrace has been designed to take full advantage of the beautiful location, communal grounds and riverside location. This has created a magnificent outdoor entertaining space.

**Situation**
The Bungalow is set within the grounds of Sutherland Grange is situated a short distance from Windsor Marina and is conveniently situated for the extensive shopping amenities in central Windsor.

Rail connections to London (Waterloo) and London (Paddington), via Slough, are available from Windsor. Crossrail the new high speed service is due to begin running from Maidenhead in 2019. Road communications are excellent with the M4 being accessed via Junction 6, and this in turn providing access to the M25, Heathrow, Central London and the West Country.

Sporting and leisure facilities in the area are varied and include golf at Wentworth, Sunningdale, Datchet and Maidenhead, horse racing at Windsor and Ascot, polo and horse riding in Windsor Great Park, flying at White Waltham Airfield, boating on some stretches of the River Thames and rowing in Dorney, Maidenhead and Henley, home to the renowned Henley Regatta.

Schools in the area are excellent and include Brigidine and Upton House in Windsor, St. John’s Beaumont in Old Windsor, Papplewick, St. George’s and St. Mary’s in Ascot, the American Community School in Virginia Water and Eton College.

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

**Viewing**
Strictly by appointment with Savills.
Ground Floor

- Dining Room: 4.18 x 2.50
  13'9 x 8'2
- Kitchen / Sitting Room: 10.79 x 4.52
  35'5 x 14'10
- Bedroom 1: 6.09 x 4.23
  20'0 x 13'11
- Bedroom 2: 4.99 x 4.04
  16'4 x 13'3
- Bedroom 3: 4.09 x 2.01
  13'5 x 6'7

First Floor

- Dressing Room
- Bedroom 1: 6.09 x 4.23
  20'0 x 13'11
- Eaves

Gross Internal Area (approx) = 166.9 sq m / 1796 sq ft

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