



ARCHITECTURALLY DESIGNED RESIDENCE SET IN GARDENS WITH RIVER FRONTAGES

MILLRUN, WHITE LILIES ISLAND,
MILL LANE, WINDSOR, BERKSHIRE SL4 5JH

Freehold

savills



UNIQUE HOUSE WITH EXCEPTIONAL RIVER VIEWS

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Reception hall ♦ 4 reception rooms ♦ kitchen/breakfast room ♦ 4 bedrooms (1 en suite) ♦ walk-in-wardrobe ♦ family bathroom ♦ utility room ♦ cloakroom ♦ double garage & studio ♦ riverside gardens of 0.84 acres & 4 moorings

Situation

White Lilies Island is a private island situated in a conservation area on the northern side of Windsor in Clewer village. This is about a mile from Windsor Castle, the Long Walk and an extensive range of shopping and leisure facilities. Road communications are excellent with access to the M4 via Junction 6, which in turn provides access to the M25, M3 and Heathrow Airport. Rail connections are good with services to London Waterloo from Windsor & Eton Riverside station and to London Paddington, via Slough, from Windsor Central station.

There is extensive schooling available in the area including St George's Windsor Castle, Queensmead, Upton House and Eton College. A wide variety of sporting pursuits are available including horse racing at nearby Windsor racecourse and at Ascot, horse riding in Windsor Great Park and polo at Smith's Lawn, golf at Sunningdale and Wentworth and rowing and boating on the River Thames.

Description

Millrun is a stunning riverside residence, set on the exclusive White Lilies Island, comprised of five luxury waterside homes. Having been architecturally designed to the highest standard by the current client in 1970, the building orientation cleverly ensures maximum natural light throughout, with the added benefit of panoramic views over the picturesque millstream, Old Mill House beyond and exceptionally attractive part of the Thames.

This remarkable home offers both potential to replace the existing dwelling or extend (STPP). The property was originally designed as a two stage residence with further potential to build into the central courtyard (STTP) creating an impressive entrance and extending the house (stage two). Only the first stage is complete and our client has recently submitted a Pre-Application 17/90467 to the Royal Borough of Windsor & Maidenhead regarding stage two. The Planning Officer's Report is available on request for inspection as well as a summary of his conclusions.



Ground Floor

- Welcoming reception hall with tiled floor and bespoke spiral staircase
- Drawing room with working exposed brick fireplace, bar and access to the terrace
- Dining room with double doors opening into the drawing room and access to the terrace
- Family room with double aspect views, built-in shelving and storage
- Study with built-in desk and shelving with views to the front of the property
- Kitchen with a range of fitted cupboards, integrated appliances, double ceramic sink and tiled floor
- Utility room with laundry plumbing and double aspect views
- Cloakroom

First Floor

- Upper landing with built-in storage cupboards
- Master bedroom with built-in wardrobe, display shelving, en suite shower room and balcony access with beautiful views to the millstream
- Double bedroom 2 with built-in wardrobe and balcony access
- Bedroom 3 & 4 have double aspect views and balcony access
- Walk-in wardrobe with built-in storage and skylight
- Family bathroom with twin vanity sinks

Outside

- Double garage with internal flower bed currently planted with a thriving grape vine
- Studio/store room with both garden and garage access
- Two deep water moorings on the River Thames and two shallow water moorings on the millstream

To the front of the property electric gates open onto a paved driveway leading to the double garage and parking for a number of cars. Steps flanked by mature raised beds lead you up to the front door.

The grounds of Millrun are a particular feature with 200ft of river front gardens facing the Thames and 300ft facing the millstream making this a truly exceptional waterfront property with the ability to moor boats on both river frontages. The gardens are principally laid to lawn with mature trees providing interest and shade. The sheltered circular garden with central magnolia tree adjoins the house and is a perfect for outdoor entertaining. A further lower terrace has a built in BBQ providing another area for 'al fresco' entertaining. Millrun is built on an elevated garden which is above the highest recorded flood level in 1947. It is further protected by the new Jubilee alleviation river.

Tenure:

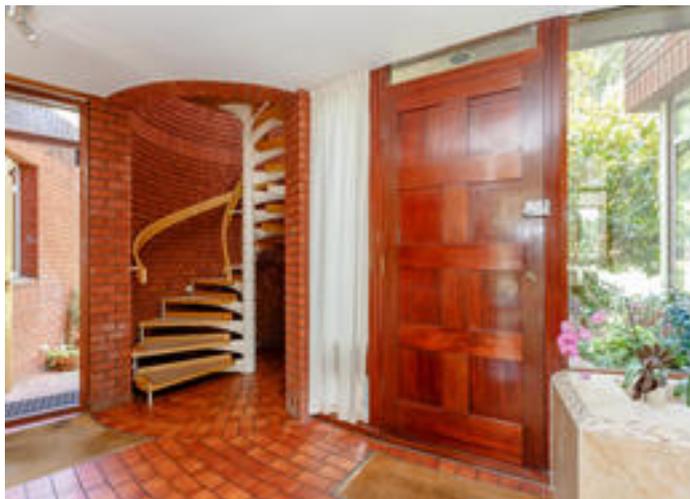
Freehold

Local Authority:

Royal Borough of Windsor & Maidenhead

Viewing:

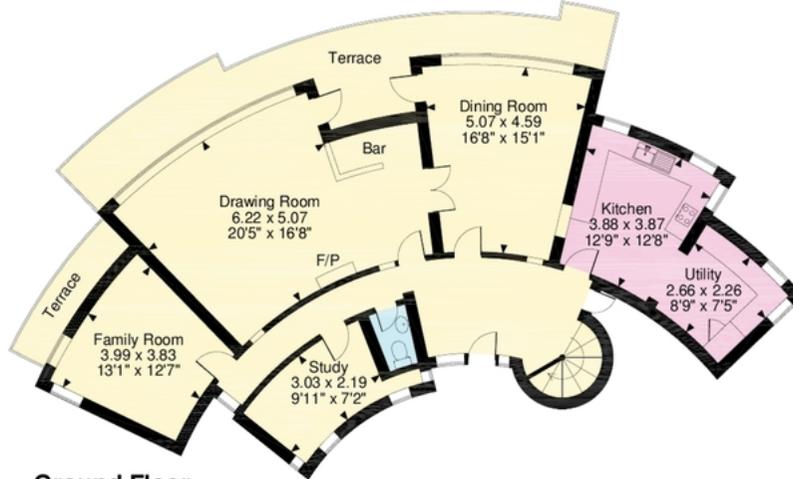
Strictly by appointment with Savills



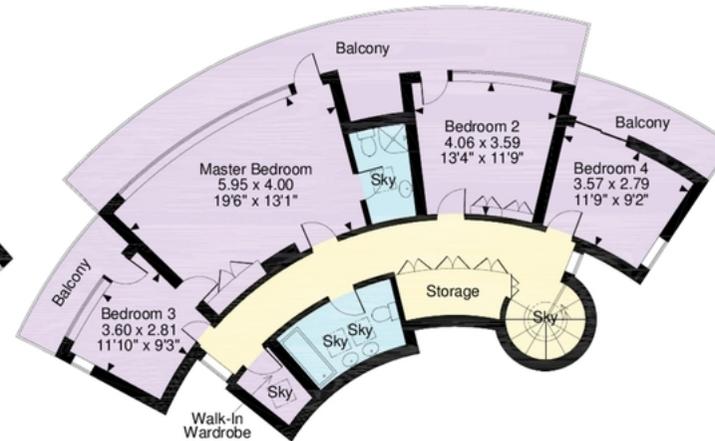


Mill Run, Windsor

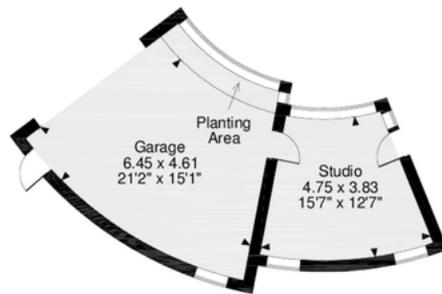
Main House gross internal area = 2,316 sq ft / 215 sq m
 Garage & Studio gross internal area = 440 sq ft / 41 sq m
 Total gross internal area = 2,756 sq ft / 256 sq m



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	