



BEAUTIFULLY POSITIONED ON THE THAMES WITH CIRCA 240FT OF RIVER FRONTAGE

RUDDLES POOL
MAIDENHEAD ROAD, WINDSOR, BERKSHIRE SL4 5TW

Freehold

savills



UNIQUE HOUSE WITH SUPERB GARDENS REQUIRING UPDATING

RUDDLES POOL MAIDENHEAD ROAD, WINDSOR,
BERKSHIRE SL4 5TW

Freehold

4 Reception rooms ♦ Kitchen/breakfast room ♦ 4 Bedrooms
(2 en suite) ♦ Shower room ♦ Utility room ♦ Double garage
♦ Carport ♦ Riverside gardens of approx. 240ft ♦ Mooring
berth ♦ EPC rating = E

Situation

Ruddles Pool is situated a short distance from Windsor Marina and Windsor Race course. A historic location to be proud of, Windsor's royal links are well documented and the Castle serves as a timely reminder as it overlooking the ancient town. Windsor is a fantastic shopping centre offering an excellent range of shopping and leisure facilities. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake.

Windsor is surrounded by miles of beautiful countryside yet, is still within easy commuting distance of Central London.

The M4 is easily accessible and this in turn providing access to Heathrow Airport, Central London, the West Country and the M25. Rail connections to London Waterloo and London Paddington (via Slough) are available from Windsor's two stations. Crossrail, the new high-speed service, is due to begin running from Maidenhead (approx. 4 miles) in 2019.

Sporting and leisure facilities in the area are varied, with golf at Datchet, Maidenhead, The Royal Berkshire, Sunningdale and Wentworth; horse riding and polo in Windsor Great Park; horse racing at Ascot and Windsor; boating on some stretches of the River Thames.

Schools in the region are renowned and include Queensmead, St. George's and Upton House in Windsor, Eton College, St. John's Beaumont and Bishopsgate in Old Windsor, Papplewick, St. George's and St. Mary's in Ascot. For international schooling TASIS (Thorpe) and ACS (Egham).

Description

Set on a 1.1 acre plot behind wooden gates, Ruddles Pool offers impressive and mature river front gardens of approx. 240ft, providing unrivalled views of the River Thames at the point in river known as Ruddles Pool, after which the house is named. This is a rare opportunity to acquire a riverside residence in need of modernisation or complete replacement (subject to obtaining the necessary permissions). A particular feature of the property is the large sun



terrace accessed from all main reception rooms, which makes for a perfect space to entertain. The large first floor balcony provides panoramic views over the river and can be accessed from 3 of the 4 bedrooms and is a striking feature of the property. The river frontage also has the benefit of a mooring berth.

Ground Floor

- Spacious sitting room offering a triple aspect with sliding doors giving access to the large paved sun terrace and wonderful views onto the river
- Dining room with direct access onto the sun terrace and linked to the music room
- Music room with ornate feature fireplace and double aspect views over the gardens and river beyond
- Family room is open-plan to the sitting room and has direct outside access
- Kitchen with a comprehensive range of country style units, central island, Aga, integrated appliances and sliding doors opening onto the sun terrace and river views
- Utility room with a range of units and laundry plumbing
- Shower room

First Floor

- Master bedroom with access to the balcony and en suite bathroom
- Bedroom 2 has built-in wardrobes, French doors opening onto the balcony and en suite Jack & Jill bathroom
- Bedroom 3 has French doors opening onto the balcony
- Bedroom 4 is front facing

Outside

- Double garage
- Carport
- Garden store room
- Gardeners toilet

The meticulously maintained rear gardens are a particular feature of the property and create an idyllic riverside setting. A variety of well stocked borders, trees and mature shrubs provide year round seclusion and privacy. The sunken garden is a lovely feature with ornate box hedging, formal planting and sundial centre piece. A sun terrace across the rear of the property provides superb al fresco dining and may be reached from the principal ground floor rooms. There is a double garage with carport as well as parking for a number of additional vehicles.

Tenure:

Freehold

Local Authority:

Royal Borough of Windsor & Maidenhead

Viewing:

Strictly by appointment with Savills





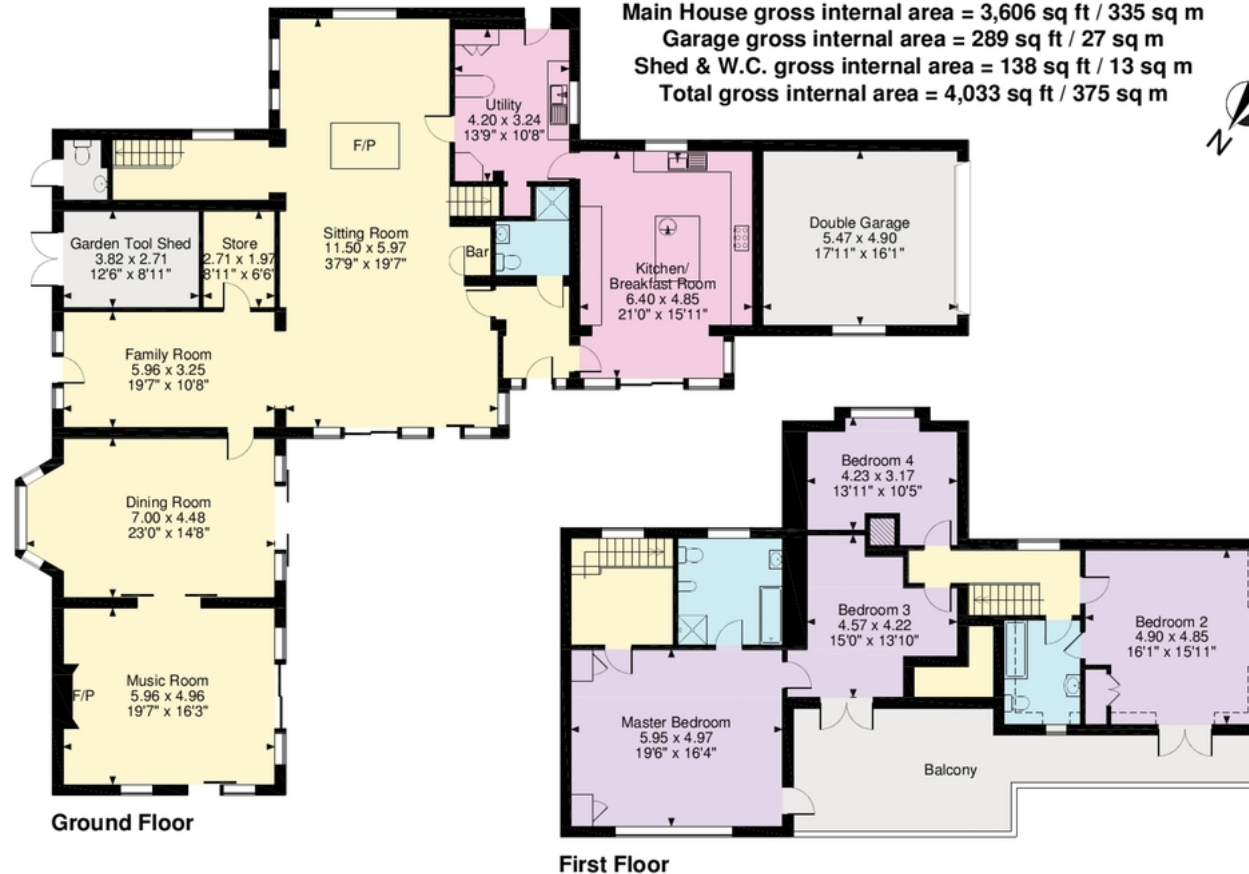
Ruddles Pool, Windsor

Main House gross internal area = 3,606 sq ft / 335 sq m

Garage gross internal area = 289 sq ft / 27 sq m

Shed & W.C. gross internal area = 138 sq ft / 13 sq m

Total gross internal area = 4,033 sq ft / 375 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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