



Spacious family home set in a highly desirable location

17 Brudenell, St Leonards Hill, Windsor, Berkshire SL4 4UR

Freehold



Reception hall • 2 reception rooms • study • kitchen/ breakfast room • 5 bedrooms (2 en suite) • family bathroom • utility room & cloakroom • garage & garden

#### Local information

Situated on the sought after St. Leonards Hill, located approximately two miles from Windsor town centre which is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London.

The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake. Windsor offers a fine choice of shops, bars and restaurants.

For the commuter, road travel is excellent with the M4 (J6) providing access to Heathrow Airport, Central London and the West Country and also linking with the M25, in turn linking with the M3. Rail communications are equally as convenient with Windsor's two stations, Windsor & Eton Central and Windsor & Eton Riverside, offering services to London Paddington (via Slough) and London Waterloo respectively. Crossrail, the new high-speed rail service is due to begin running soon from Slough & Maidenhead.

The extensive schooling in the area include Windsor Boys, Windsor Girls, St. George's and Upton House in Windsor and St. Mary's, St. George's and Papplewick in Ascot and Lambrook in Winkfield.

#### About this property

The house offers spacious family accommodation set in a cul-de-sac location. This property is well

suited to both modern family life and formal entertaining.

The ground floor features a reception hall providing a welcoming entrance. A double aspect 26ft sitting room with feature fireplace and French doors leading to the garden. A family room overlooks the garden with a door opening on to the terrace. The large kitchen/ breakfast room has a comprehensive range of units, integrated appliances and breakfast bar. Adjoining this the large utility room has a range of units and laundry plumbing. A study with front facing views and cloakroom completes the accommodation on this floor.

On the first floor, the 21 ft master bedroom is double aspect with French doors opening onto the balcony which has lovely views over the garden. There is also a fully tiled en suite shower room. Four further double bedrooms one with en suite shower room and a family bathroom complete this floor.

The house has a large paved driveway which provides parking for several cars and access to the garage. The front garden is principally laid to lawn with mature planting providing an inviting entrance.

To the rear of the property the garden is principally laid to lawn with mature trees and shrubs creating a private outdoor space. This makes the paved terrace the perfect spot for outdoor entertaining.





**17 Brudenell, St Leonards Hill, Windsor, Berkshire SL4 4UR**

**Gross internal area (approx)** 2179 sq ft

**Outbuildings** 104 sq ft

**Total** 2283 sq ft

**Suzy Lambert**

Savills Windsor

**01753 834 600**

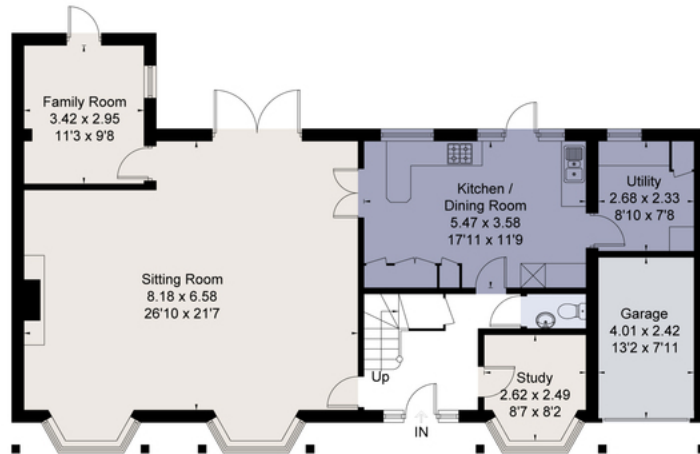
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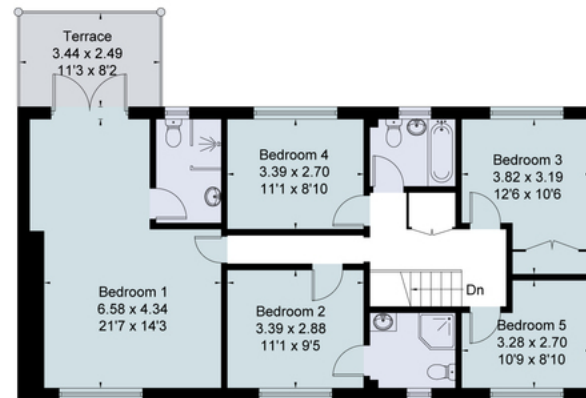
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Approximate Area = 202.4 sq m / 2179 sq ft  
 Garage = 9.7 sq m / 104 sq ft  
 Total = 212.1 sq m / 2283 sq ft  
 Including Limited Use Area (1.7 sq m / 18 sq ft)  
 For identification only. Not to scale.  
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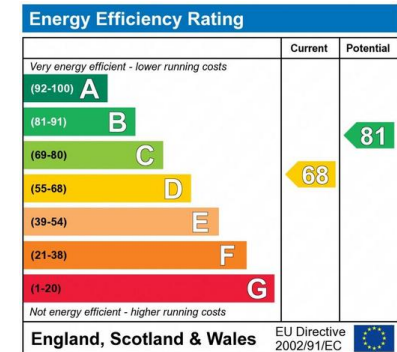


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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