



Stunning family home in highly desirable location

3 Queens Acre, Windsor, Berkshire SL4 2BE

Freehold



Reception hall • 3 reception rooms • study • 5 bedrooms (2 en suite) • family bathroom • cloakroom • utility room • integral double garage & garden

Local information

Queens Acre is situated near to Windsor Great Park and the Long Walk and is conveniently placed for Windsor town centre which offers an excellent range of shopping and leisure facilities.

Transport communications are good with rail access to London Paddington (via Slough) from Windsor Central and to London Waterloo from Windsor & Eton Riverside. Access to the M4 is via junction 6, which in turn leads to the M25, Heathrow Airport and Central London.

There is extensive local schooling including St. George's and Upton House in Windsor, Lambrook in Winkfield Row, Papplewick, St. George's and St. Mary's in Ascot and Eton College.

About this property

Built by Charles Church in 1988, Queens Acre is a sought after and exclusive gated development. 3 Queens Acre has been extended by the current owners to provide accommodation with excellent living and entertaining space. The clever use of skylights in the design of this property has maximized the available natural light to great effect.

The ground floor reception hall leads to all principal rooms. A spacious triple aspect sitting room with reproduction Louis XVI style fireplace by Marble Hill with gas fire. This room has three sets of French doors which open out to the paved terrace. Across the hall is the elegant dining

room with doors connecting it directly to the kitchen. The kitchen has been designed to be the heart of this family home with a comprehensive range of stylish units, composite counter tops, integrated appliances and peninsular with breakfast seating. The kitchen is open plan to the breakfast/family room. This spacious room has attractive decor with a high ceiling and large skylight. A contemporary Marble Hill fireplace with balanced flue fire makes an wonderful focal point. Large windows give wonderful views over the garden with French doors opening on to the terrace. The ground floor is completed by a study, cloakroom and utility room.

On the first floor the extremely spacious main bedroom has a large skylight, range of fitted wardrobes as well as a walk-in wardrobe and en suite bathroom. This floor is completed by a second bedroom suite, three further beautifully appointed bedrooms and a family bathroom.

To the front the garden is enclosed a low brick retaining wall with lawn and features beds creating an attractive approach to the house. A driveway leads to the double garage and provides off-road parking. To the rear of the property the garden is principally laid to lawn with a mature trees and feature beds providing colour and interest. A paved sun terrace adjoining the house is the ideal space for 'al fresco' entertaining.





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Gross internal area (approx) 3227 sq ft

Outbuildings 266 sq ft

Total 3493 sq ft

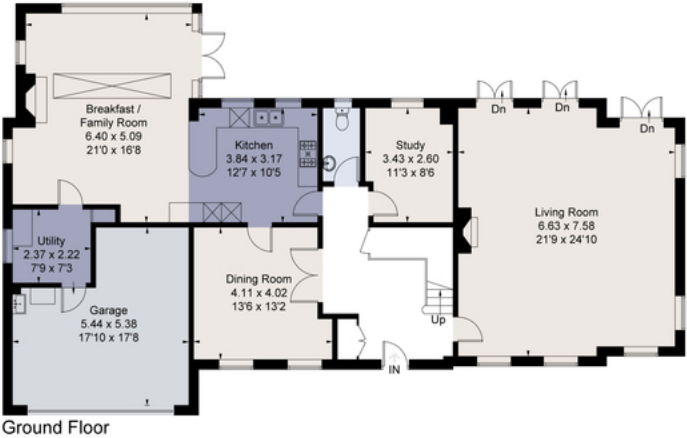


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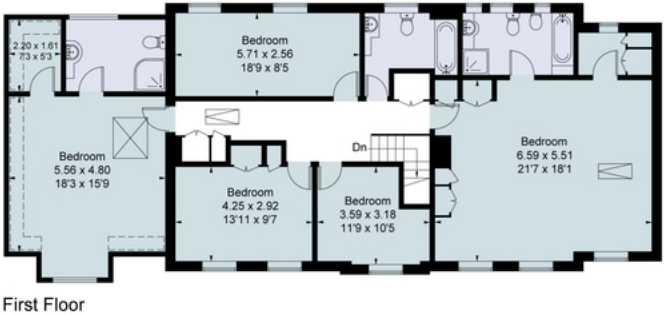
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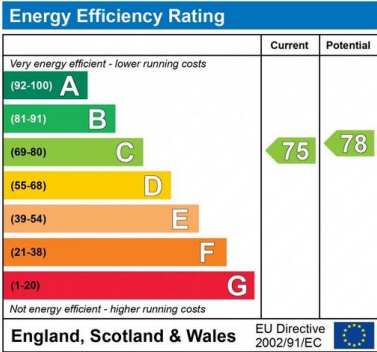
Approximate Area = 299.8 sq m / 3227 sq ft
Including Limited Use Area (8.5 sq m / 91 sq ft)
Garage = 24.7 sq m / 266 sq ft
Total = 324.5 sq m / 3493 sq ft
For identification only. Not to scale.
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□ Reduced head height below 1.5m



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