



# Contemporary villa set in the heart of Windsor

**16 Claremont Road, Windsor, Berkshire SL4 3AX**

Freehold





Reception hall • 2 reception rooms • kitchen • 5 bedrooms (4 en suite) • 2 cloakrooms • laundry room • garden & balcony • garage & 2 off-street parking spaces

#### Local information

The house is situated in a prime residential area which offers an excellent range of shopping and leisure facilities, numerous restaurants and bars.

There are trains to London (Waterloo) and Paddington (via Slough) from Windsor & Eton Riverside and Windsor Central stations, respectively. The motorway network is available via the M4 Junction 6, about a mile away, providing access to Heathrow Airport, Central London, the West Country, the M40 and the M25, which links with the M3.

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; horse riding, polo and cycling in Windsor Great Park; golf at Sunningdale and Wentworth; tennis at Windsor and Maidenhead and rowing and boating on the River Thames.

Local independent schools include St George's Windsor Castle and Upton House in Windsor; Eton College; St. John's Beaumont in Old Windsor; Bishopsgate and The American Community School in Egham; Papplewick, Heathfield, St. Mary's and St. George's in Ascot and Lambrook in Winkfield Row.

#### About this property

A beautifully presented villa situated in the heart of Windsor town centre. Built to a high specification throughout including under floor heating, luxurious bathrooms and a

stunning kitchen/breakfast room. The ground floor comprises of a kitchen with a comprehensive range of high gloss Nobilla units, composite work surfaces, integrated dishwasher and induction hob. This room is open plan to the breakfast/family space with bi-fold doors opening onto the walled courtyard. A cloakroom completes this floor.

On the first floor is the superb 37ft double aspect reception room which is well suited for family life and entertaining. A door opens onto the terrace which offers elevated views and an excellent space for informal 'al fresco' entertaining. A cloakroom completes this floor.

On the second floor there is the master bedroom with built-in wardrobes, luxurious en suite shower room and Juliet balcony. A further bedroom with en suite shower room and laundry room completes this floor.

On the third floor there are two further bedrooms one with an en suite shower room and one with a 'Jack & Jill' bathroom.

To the front of the property is a wrought iron fence and gate providing access. To the rear of the property is a split level courtyard and raised private terrace. Parking is gated and accessed at the rear, comprising a single garage with a parking space in front and a second allocated space.

Photography taken 21/03/2015





16 Claremont Road, Windsor, Berkshire SL4 3AX  
Gross internal area (approx) 2916 sq ft



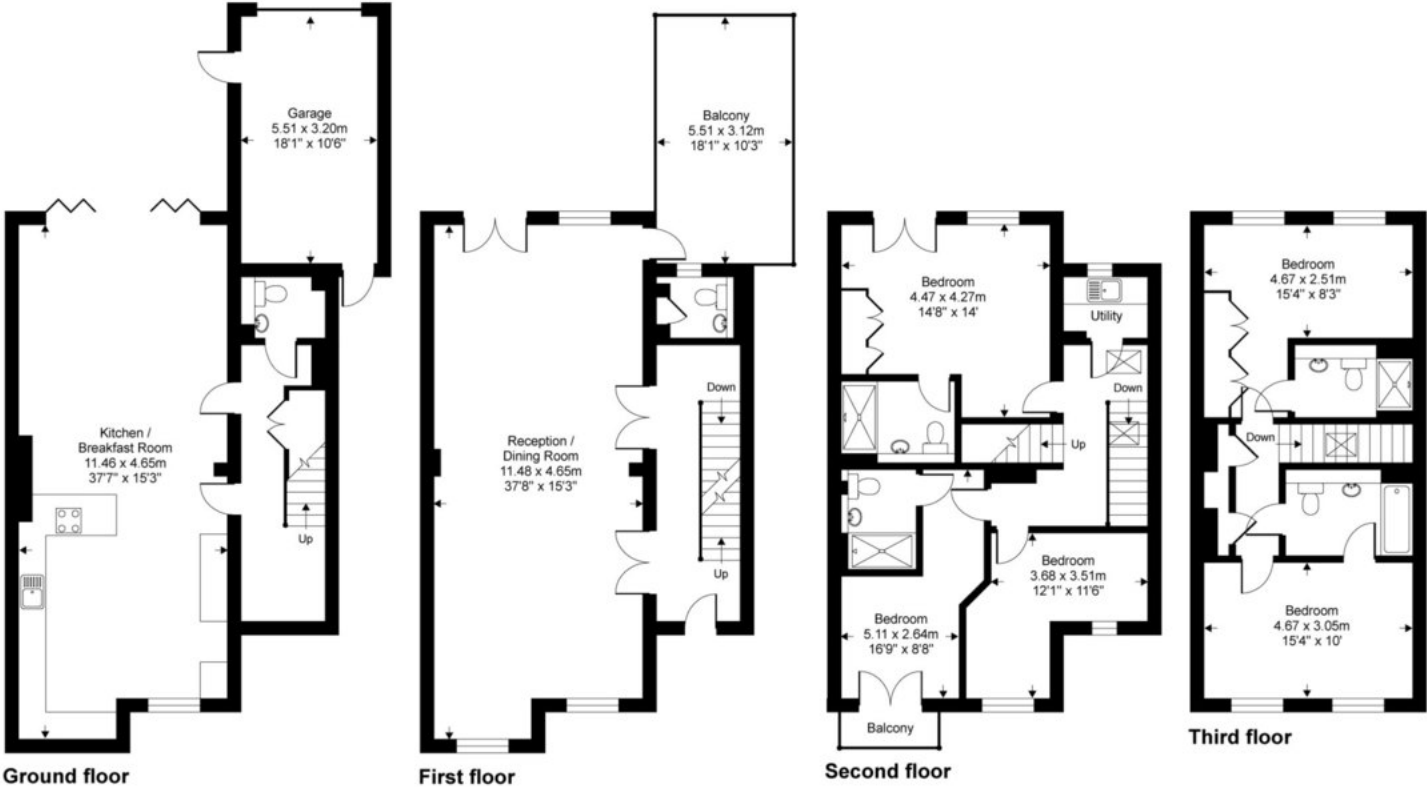
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# Claremont Road, Windsor, SL4

Gross internal floor area (approx):  
270.8 sq m / 2916 sq ft (Includes Garage)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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