



SUBSTANTIAL PERIOD HOME WITH PARKING SET IN THE HEART OF WINDSOR

100 ST. LEONARDS ROAD
WINDSOR, BERKSHIRE SL4 3DA

Freehold

savills

BEAUTIFULLY PRESENTED FAMILY HOME

100 ST. LEONARDS ROAD WINDSOR,
BERKSHIRE SL4 3DA

Freehold

Reception hall ♦ 3 Reception rooms ♦ Kitchen ♦ 7 Bedrooms
(1 en suite) ♦ 2 Further bathrooms ♦ Utility room ♦ Cloakroom
♦ Garden ♦ Off-street parking ♦ EPC rating = E

Situation

The property is set close to the heart of Windsor the town centre. The area is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London; Trinity Place is ideally situated to take full advantage of all that Windsor has to offer. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Savill Garden and Virginia Water Lake.

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 Riverside and Windsor & Eton Central, offering services to London Waterloo and London Paddington (via Slough) respectively. Crossrail, the new high-speed rail service is due to begin running soon and will link Maidenhead and Slough directly with Heathrow and the City.

Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Eton College, Wellington College in Crowthorne and Royal Holloway in Egham. TISIS and ACS, both international schools, are also located in Egham. State schools include The Windsor Boys School, Windsor Girls School, Trevelyan, St. Edwards School, Queen Anne's First School, Trinity St. Stephens and Oakfield.

Sporting and leisure amenities in the area include golf at Sunningdale, Wentworth and nearby Datchet; horse riding and polo in Windsor Great Park and horse racing at Windsor and Ascot. Various attractions include Savill Garden and Virginia Water Lake.

Description

This is an impressive double fronted detached period home set over three floors. It offers extensive modern family accommodation which is beautifully presented throughout. The delightful rear garden also provides gated off-street parking rarely available in such a central Windsor location.



Grounds Floor

- Wide reception hall with beautiful stained glass detailing on the front door
- Spacious 32ft sitting room with double aspect views, feature fireplace and French doors opening onto the garden
- Dining room with front facing view
- Kitchen fitted with an extensive range of wooden units with contrasting work surfaces and integrated appliances
- Breakfast room with space for dining with French doors opening onto the garden
- Utility room with laundry plumbing
- Cloakroom

First Floor

- Master bedroom has front facing views, built-in wardrobes and superb en suite bathroom
- There are three further beautifully presented generous double bedrooms one with a front facing balcony
- Modern family bathroom

Second Floor

- Three further bedrooms
- Large modern shower room

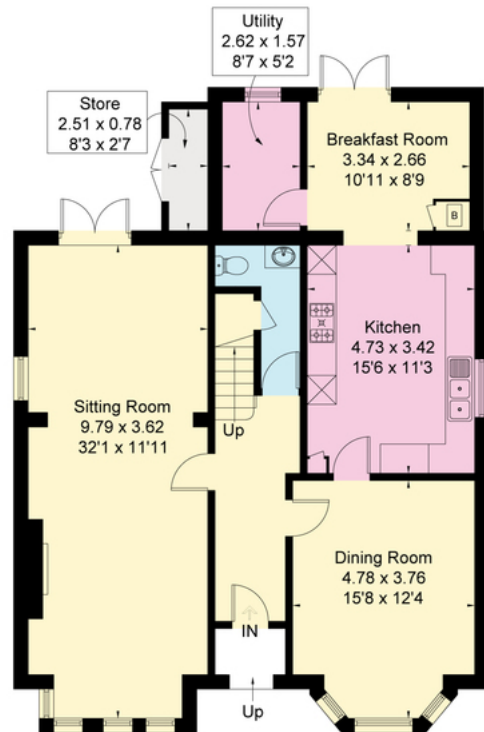
To the front of the property the garden is set behind a low brick wall topped by mature hedging. This provides privacy and a welcoming entrance. To the rear of the property the landscaped gardens provide a wonderful space for outdoor entertaining with the gated parking to the rear which is accessed via Queens Road.

Viewing:

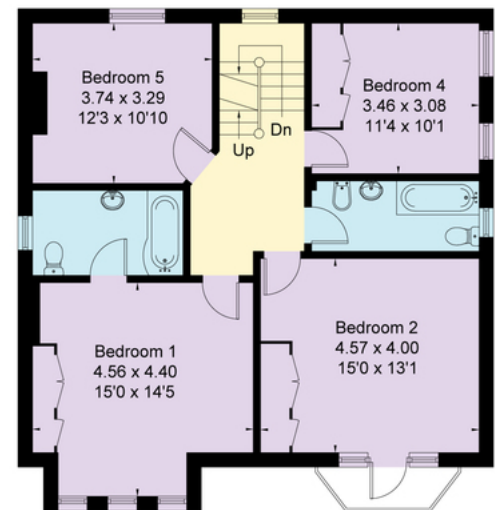
Strictly by appointment with Savills



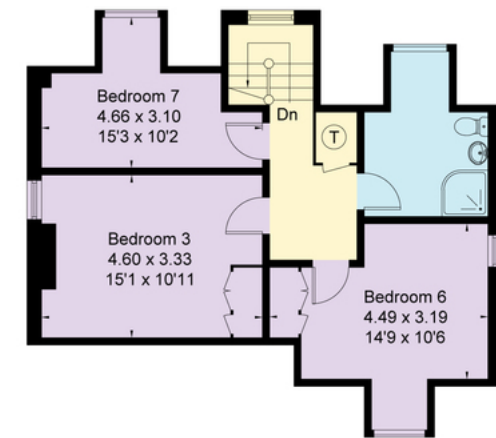
Approximate Area = 243.3 sq m / 2,619 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)
 For identification only. Not to scale.
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Ground Floor
 Area = 102.7 sq m / 1,105 sq ft
 (Limited Use Area = 0.4 sq m / 4 sq ft)



First Floor
 Area = 84.2 sq m / 906 sq ft
 (Limited Use Area = 0.3 sq m / 3 sq ft)



Second Floor
 Area = 56.4 sq m / 608 sq ft

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