



Superb semi-detached cottage in a pretty location

2 St. Leonards Farm Cottages, St. Leonards Hill, Windsor, Berkshire SL4 4AN

Freehold

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Reception hall • sitting room • study • kitchen/dining/ family room • 4 bedrooms (2 en suite) • 2 further bath/ shower rooms • garden • driveway parking

Local information

St. Leonards Farm Cottage is situated at the top of the prestigious St. Leonards Hill. Windsor town centre is only about 3 miles and has an excellent range of shopping, leisure amenities and activities for the family which include a leisure centre, numerous local parks and Legoland Windsor.

Rail services are available to London Waterloo and London Paddington (via Slough) from Windsor's two stations and the M4 (J6) provides access to Heathrow, Central London and the M25.

There is extensive schooling in the area both state and private which includes St. George's and Upton House in Windsor; St. Mary's, St. George's and Papplewick in Ascot and Lambrook School in Winkfield Row.

About this property

St. Leonards Farm Cottages is set overlooking open farmland, next to local bridle ways and footpaths giving this property the feel of a rural location. The property has been extended and upgraded by the current owners. This has created a stylish home with modern family spaces ideal for entertaining and family life.

The wonderful kitchen/dining/ family room has been designed to be the centre of this house. Fitted with under floor heating this flexible space allows ample room for dining and family relaxation space. Cleverly zoned

with wooden flooring defining the dining area which features an exposed brick fireplace with wood burner. A bold feature wall is a contemporary backdrop to the family space with bi-fold doors opening on to the garden terrace. The hand painted country style kitchen offers a comprehensive range of units, large peninsular and French doors opening on to the garden. An adjacent utility room has a range of cabinets, laundry plumbing and access to the shower room. To the front of the property is the study and sitting room with built-in storage cabinetry and a contemporary feature fireplace.

On the first floor the main bedroom has built-in wardrobes and a modern en suite shower room. There are two further double bedrooms and family bathroom on this floor. On the second floor is a charming double bedroom with en suite shower room. The skylights in this room offer far reaching views over open farm land.

To the front of the property wooden gates open on to the gravelled driveway with attractive mature planting creating a welcoming entrance. To the rear of the property the garden is principally laid to lawn with shrub borders with a paved terrace adjoining the house which is ideal for outdoor entertaining.

Tenure

Freehold





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Gross internal area (approx) 1993 sq ft

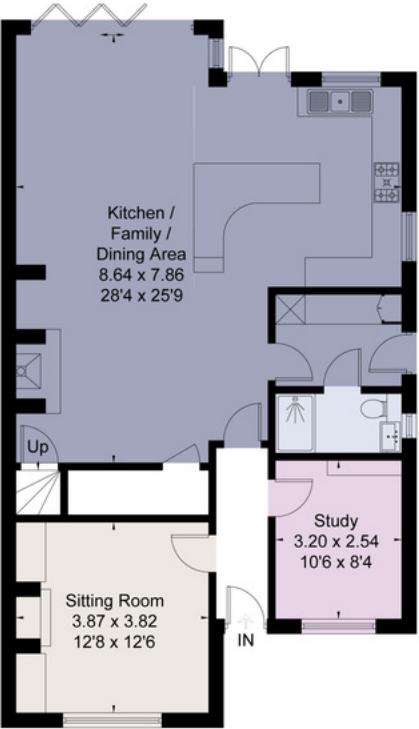
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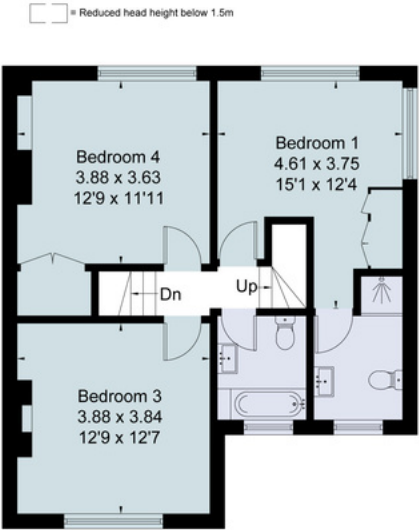
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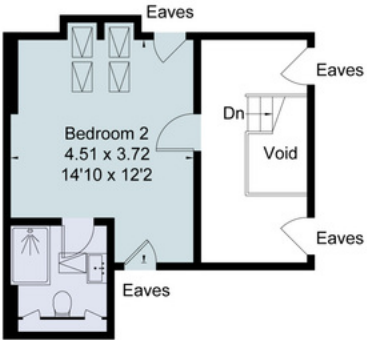
Approximate Area = 185.2 sq m / 1993 sq ft (Excluding Void)
For identification only. Not to scale.
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Ground Floor

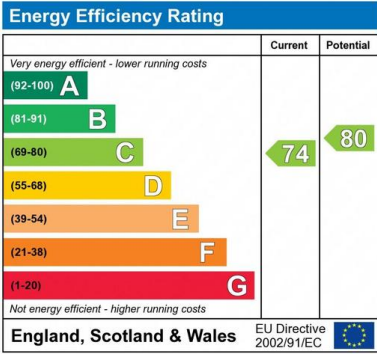


First Floor



Second Floor

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