



## Fine detached family home with extensive gardens

2 Coombe Hill Court, St Leonards Hill, Windsor SL4 4UL

Freehold





Reception hall • 4 reception rooms • kitchen/breakfast room • master bedroom suite • 5 further bedrooms (2 en suite) • family bathroom • double garage • garden

**Local information**

The property is situated on a prestigious estate approximately two miles from Windsor town centre. The various local attractions include Windsor Castle, the Great Park, Theatre Royal Windsor, Legoland and Savill Garden. Windsor offers a fine choice of shops, restaurants, a theatre and brassieres.

Road connections are excellent with the M4 (J6) nearby. Windsor has two train stations: Windsor and Eton Central and Windsor and Eton Riverside, offer services to London Paddington (via Slough) and Waterloo respectively.

Independent schools include, Eton College, George's Windsor Castle and Upton House in Windsor, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row. TASIS and ACS both international schools are located in Egham.

**About this property**

This is a handsome property set on Coombe Hill Court on the sought after St. Leonards Hill. This property has been beautifully styled by the current owner. This has created a welcoming home with those sought after wow factors.

The spacious reception hall leads to all main reception rooms and features a staircase with a decorative wrought iron balustrade. Of particular note is the wood panelled dining room a great back drop to formal and family entertaining alike. The

triple aspect drawing room features a modern inglenook fireplace with seating, impressive mantle and stone fireplace with French doors leading out on to the garden terrace. The kitchen is fitted with an excellent range of modern country style units, a wide range of integrated appliances and space for breakfast dining. Adjoining the kitchen is the utility room with laundry plumbing, fitted units and access to the garage. The sitting room has double aspect views, feature fireplace with wood burner and French doors opening onto the garden. A study and cloakroom complete this floor.

On the first floor the spacious master bedroom has attractive décor with a fitted dressing area and luxurious en suite bathroom with separate shower and vanity sink. There are five further beautifully presented bedrooms on this floor two of which are en suite and a family bathroom.

Entered via electrically controlled wrought iron gates Woodstock offers a fine first impression with sweeping manicured lawns, paved driveway and formally planted feature beds. To the rear of the property the garden is principally laid to lawn with mature borders. The paved sun terrace adjoining the house offers the perfect space for outdoor entertaining.

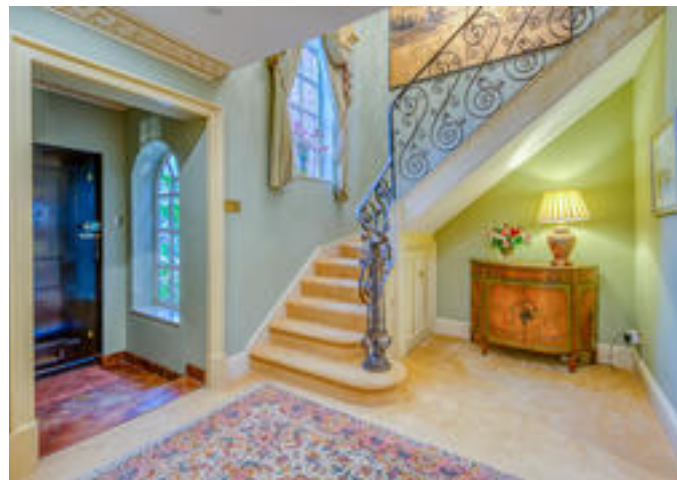
**Tenure**

Freehold

EPC rating = D







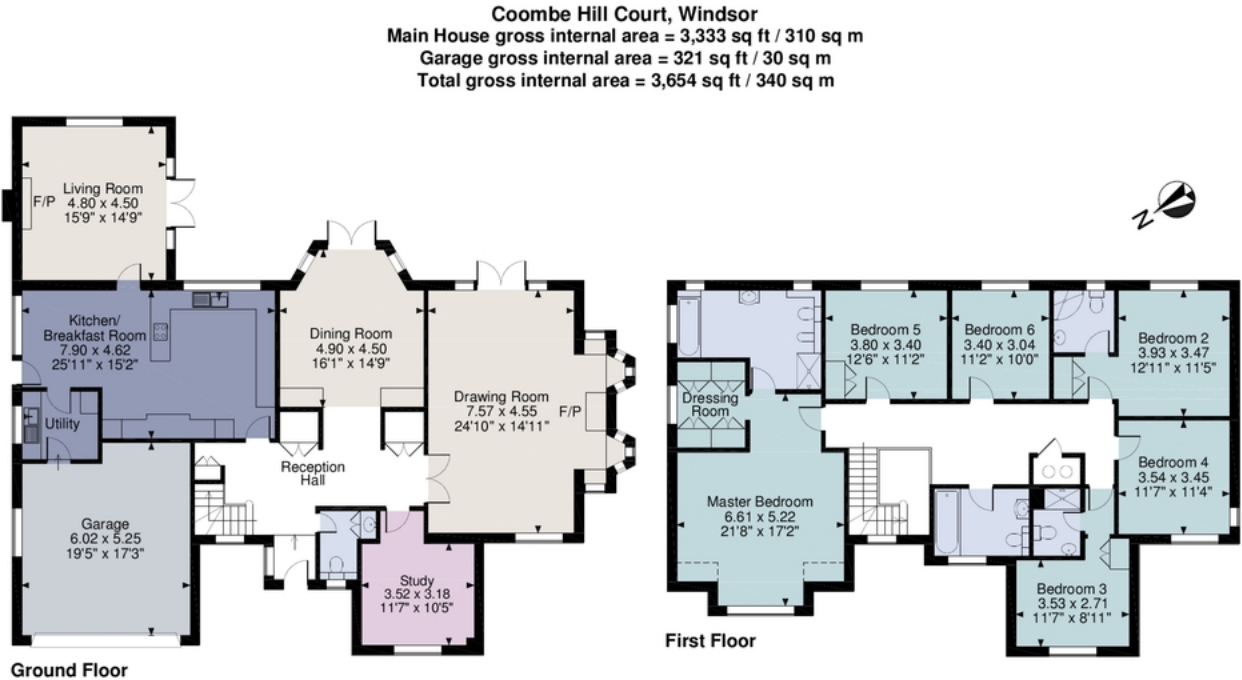
**2 Coombe Hill Court, St Leonards Hill, Windsor SL4 4UL**  
**Gross internal area (approx)** 3333 sq ft  
**Outbuildings** 321 sq ft  
**Total** 3654 sq ft



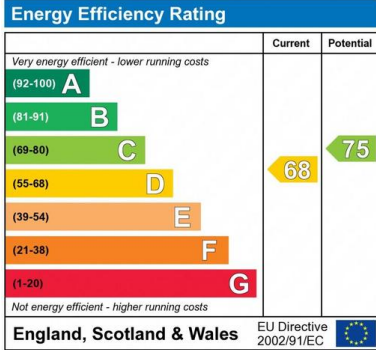
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