



Detached character house with private garden

Brambles, 3 Woodside Road, Woodside, Berkshire SL4 2DP

Freehold



Reception hall • 2 reception rooms • conservatory • kitchen/dining room • 3 bedrooms • bathroom • studio with shower room • garden, double garage, off-road parking

Local information

Situated in sought after Winkfield to the west of Windsor Forest and Great Park, with extensive shopping amenities available in Windsor and Ascot, both of which may be easily accessed.

Road communications are good, the M4 being accessed via junction 6 and this in turn leading to the M25, M3 and Heathrow Airport. Rail services to London (Waterloo) are available from Windsor & Eton Riverside (journey time from 59 minutes) and Ascot (Journey time from 54 minutes) and to London (Paddington), via Slough (journey time from 40 minutes).

Schooling in the area is extensive with Lambrook in Winkfield Row, Papplewick, Licensed Victuallers, St George's and St Mary's in Ascot in the independent sector.

A wide range of sporting pursuits is available including golf at Ascot, Sunningdale and Wentworth; horse racing at Windsor & Ascot; polo at Smith's Lawn; and walking and horse riding in Windsor Great Park and the surrounding countryside.

About this property

This period family home offers a wonderful opportunity for those seeking character and charm. The contemporary décor enhances the period features of this house. Of particular note is the hand painted kitchen which is which open plan to the dining room and large conservatory.

On the ground floor the reception hall leads to a charming double aspect family room with bespoke display shelving and feature fireplace. The sitting room has front facing views, fire place with wood burning stove and French doors opening into the dining room. The hand painted country style kitchen has a range of fitted units, large range style cooker and is open plan to the dining room and conservatory. The spacious conservatory offers great entertaining space with views over the garden. On the first floor are three beautifully presented double bedrooms and a family bathroom featuring contemporary subway tiling.

The rear landscaped garden is delightful principally laid to lawn with well-stock mature borders. A paved patio adjoins the house which is the ideal space for outdoor entertaining. A brick-built studio with its own shower room can be utilised as a further bedroom/home office/gym. At the end of the garden is a vegetable garden edged by a low privet hedging access to the double garage and off-road parking spaces. Householders have the opportunity to apply for a key to the nearby gate to Windsor Great Park.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1337 sq ft

Outbuildings 444 sq ft

Total 1781 sq ft

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Approximate Floor Area = 124.2 sq m / 1337 sq ft
 Garage = 27.8 sq m / 300 sq ft
 Studio = 13.4 sq m / 144 sq ft
 Total = 165.4 sq m / 1781 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	77
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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