



Beautifully located property with planning permission

Trimstone, Hermitage Lane, Windsor, Berkshire SL4 4AZ

Freehold

savills

2 Reception rooms • kitchen • 3 bedrooms • bathroom
• utility room & cloakroom • garden & off-street parking
• Planning Application No.19/01258/FULL •
Replacement dwelling with raised patio and carport

Local information

Windsor is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London. Hermitage Lane is situated close to Windsor and all that it has to offer. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake.

Windsor offers a fine choice of shops, bars and restaurants with additional shopping facilities, bars and restaurants of in the quaint and historic town of Eton may be accessed from Windsor via a footbridge.

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 Central and Windsor & Eton Riverside, 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 directly with Heathrow and the City.

Sporting and leisure facilities in the region include golf at Wentworth, Sunningdale & The Berkshire, horse racing at Windsor and Ascot, rowing at Maidenhead Rowing Club, Dorney Lake and Henley, and boating on some stretches of the

River Thames.

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. TASIS and ACS, both international schools, are also located in Thorpe and Egham.

About this property

This is ideal opportunity for someone wanting to build their own home. The planning permission is for a replacement dwelling with raised patio and carport.

The current property consists of an entrance hall leading to the kitchen and two reception room. The largest of which provides ample space for both sitting and dining with French doors opening onto the decked terrace.

On the first floor are three bedrooms and a bathroom. To the front of the property is off-street parking for several cars. The rear garden is principally laid to lawn with feature trees and a raised decked terrace adjoining the house.

Tenure

Freehold

EPC rating = E

Viewing

Strictly by appointment with





Trimstone, Hermitage Lane, Windsor, Berkshire SL4 4AZ

Gross internal area (approx) 1315 sq ft



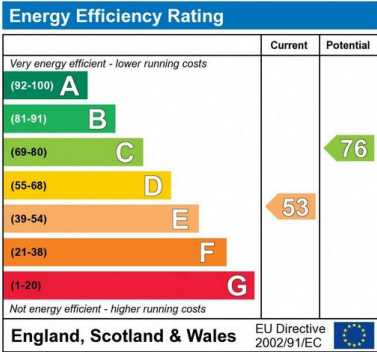
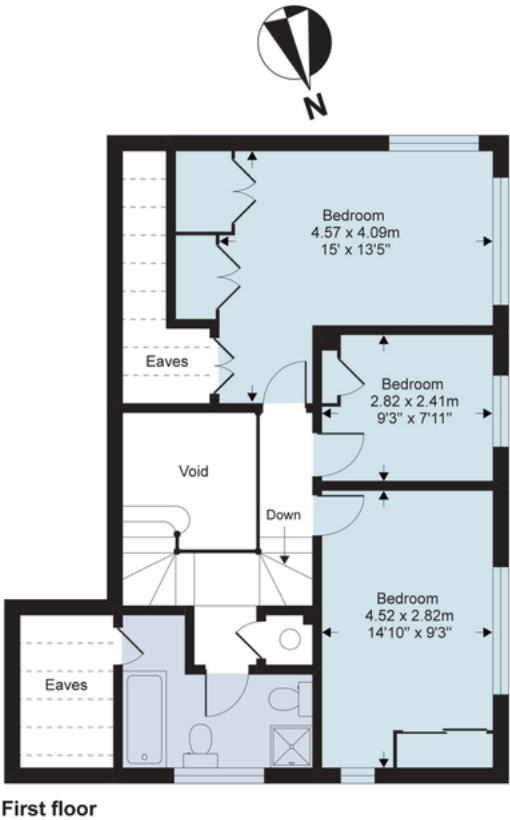
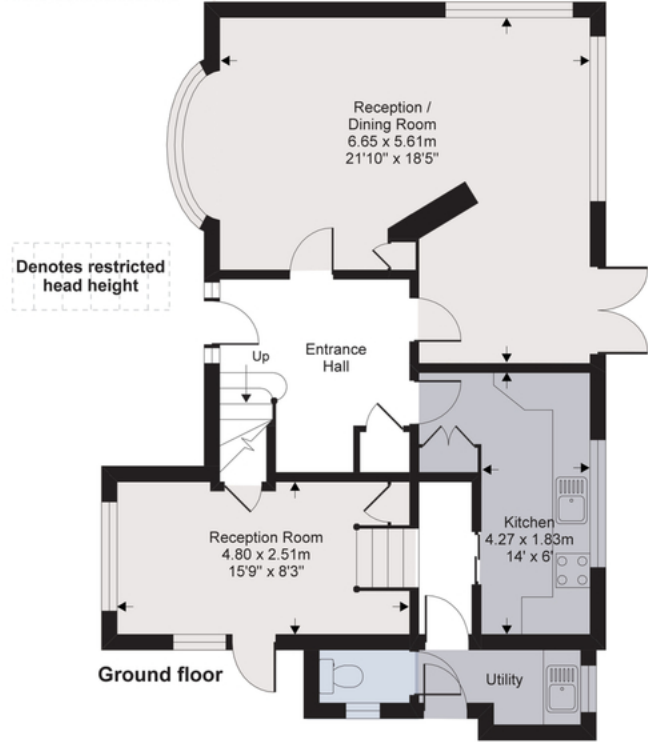
savills

savills.co.uk

John Henson
Savills Windsor
01753 834 600
windSOR@savills.com

Trimstone, Hermitage Lane, Windsor, SL4

Gross internal floor area (approx):
122.2 sq m / 1315 sq ft (Excludes Restricted Head Height)
For Identification only - Not to scale
Niche Communications



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91022132 Job ID: 139263 User initials: JF

