



Contemporary family house with south facing garden

76 Montagu Road, Datchet, Berkshire SL3 9DY

Freehold

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Reception hall • 2 reception rooms • study • kitchen/ breakfast/family room • 4 bedrooms (1 en suite) • 2 further bath/shower rooms • utility room & boot room • garage, driveway parking & garden

Local information

Montagu Road is situated in the beautiful riverside village of Datchet, close to the golf course and river gardens facing the grounds of Windsor Castle. There are several idyllic walks in different directions to enjoy the natural charm of the vast Crown Estate. More extensive shopping, recreational and leisure amenities to be found in Windsor, about 2 miles distant.

There are extensive schooling opportunities in the region which include St. George's, Upton House in Windsor; Eton College; St. John's Beaumont in Old Windsor; Bishopsgate; Papplewick, Heathfield, St. Mary's and St. George's in Ascot.

The property is a 0.68 mile walk to Datchet station, on a direct line to London Waterloo (journey time approximately 55 minutes), whilst Paddington may be accessed via Slough (journey time approximately 24 minutes). Road connections are good with the M4 providing access to Heathrow Airport, Central London, the West Country and the M25.

About this property

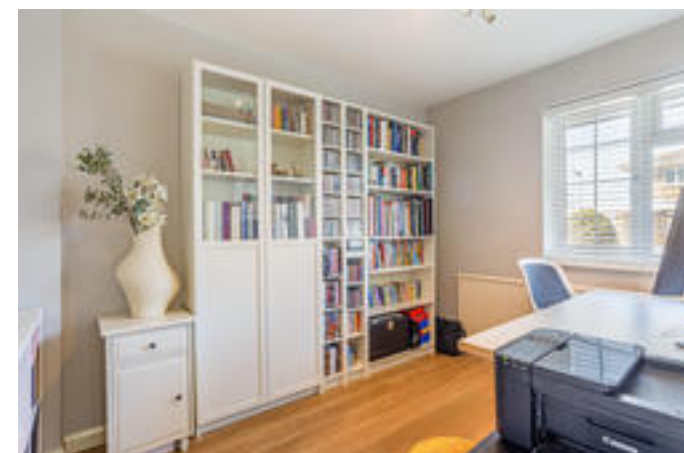
This property offers excellent rooms for relaxing and entertaining. The fresh modern décor and flexible living space makes this a highly desirable family home. The south facing rear garden backs on to Crown Estate land giving far-reaching views over open fields.

On the ground floor the spacious reception hall has bespoke cabinets for coat and shoe storage. The open plan kitchen/ breakfast room provides space for modern living as the centre of this family home. The kitchen is well equipped with a comprehensive range of sleek modern cabinets, integrated appliances and peninsula. Two sets of bi-fold doors open out on to the garden terrace and a large roof lantern provides additional natural light. An adjoining utility room has fitted cabinets, laundry plumbing and leads into a boot room with direct garden access. The spacious double aspect sitting room has bi-fold doors opening on to the south facing sun terrace. The dining room is ideally positioned to enjoy stunning views over the garden to the open fields beyond whilst entertaining. There is also a study, family room and shower room on this floor.

On the first floor there is a main bedroom with built-in wardrobes, wonderful views and a chic en suite bathroom. Three further beautifully presented bedrooms and a modern fully tiled family bathroom complete this floor.

To the front of the property the driveway provides parking and access to the garage. To the rear of the house the south facing garden is principally laid to lawn and features a large sun terrace adjoining the house. This is the perfect vantage point to enjoy the views whilst entertaining on the paved sun terrace.





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Gross internal area (approx) 1954 sq ft

Outbuildings 97 sq ft

Total 2051 sq ft



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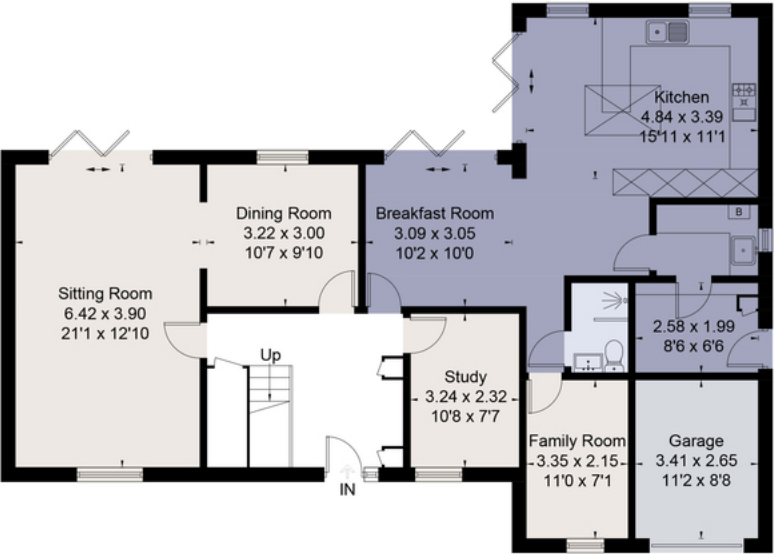
Approximate Area = 181.5 sq m / 1954 sq ft

Garage = 9 sq m / 97 sq ft

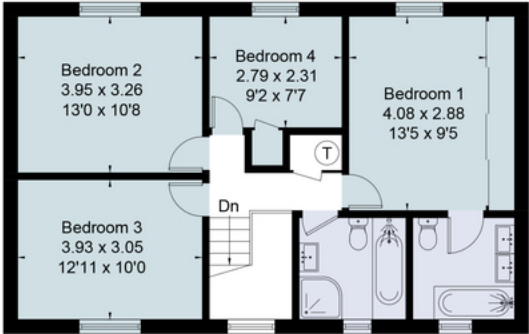
Total = 190.5 sq m / 2051 sq ft

For identification only. Not to scale.

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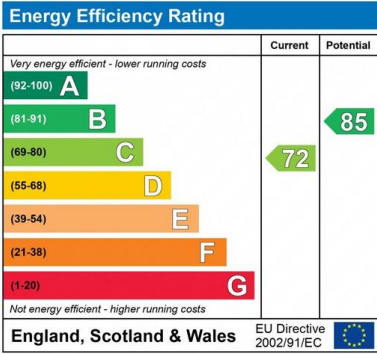


Ground Floor



First Floor

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