



Fine period property with beautiful landscaped garden

**20 Eton Road, Datchet, Berkshire SL3 9AY**

Freehold

savills

Reception hall • 3 reception rooms • kitchen/breakfast room • 5 bedrooms • 2 bathrooms • cloakroom/utility room • off-road parking • garden

#### Local information

Eton road is near to the centre of the riverside village of Datchet, golf course and river gardens. More extensive shopping, recreational and leisure amenities can be found in Windsor, about 2 miles distant.

There is extensive schooling opportunities in the area 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 approximately a 0.6 mile walk to Datchet station, on a direct line to London Waterloo, whilst Paddington may be accessed via Slough. Road connections are good with the M4 providing access to Heathrow Airport, Central London, the West Country and the M25.

#### About this property

This is a fine semi-detached property with period features and proportions set in beautiful mature landscaped gardens.

To the front of property, the garden combines formal planting with flowering shrubs and fragrant lavender. This set against the white façade of the property makes for a memorable and welcoming entrance to the house. A paved driveway provides parking for several cars.

On the ground, floor the front facing reception room with classic décor has a fine feature fireplace. Bi-fold doors lead into

the sitting room with display cabinetry, feature fireplace and French doors opening on to the covered terrace. The dining room with striking décor provides a wonderful space for formal entertaining. The kitchen/breakfast room has a range of fitted cabinet and appliances. The kitchen has room for breakfast dining and has direct garden access. This floor is completed by a cloakroom/utility room.

On the first floor are three beautifully presented bedrooms and a family bathroom. On the second floor are two further bedrooms and a shower room.

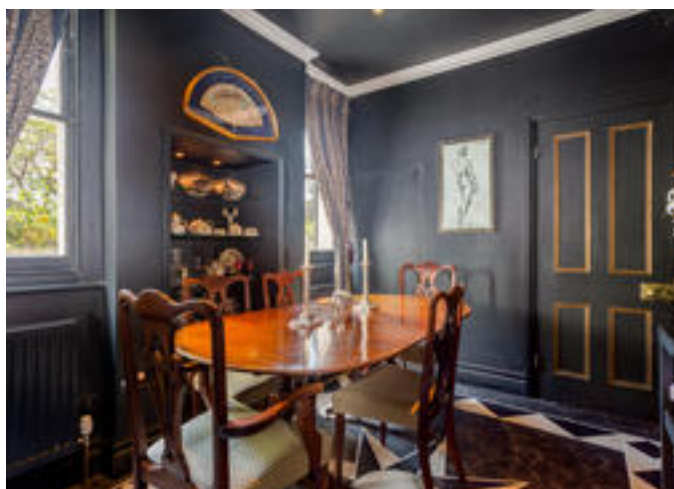
The rear garden is a true delight. Step through the honeysuckle covered arbour to the garden which is principally laid to lawn. The well-stocked mature borders have a combination of trees, shrubs and seasonal planting. A feature bed of lavender provides a focal point and a paved terrace adjoining the house is the perfect space for outdoor entertaining. The additional covered terrace ensures that the garden can be enjoyed whatever the weather. The garden is completed by the former garage now workshop/store and a garden shed.

#### Tenure

Freehold

#### Viewing

Strictly by appointment with Savills





20 Eton Road, Datchet, Berkshire SL3 9AY

Gross internal area (approx) 1665 sq ft

Outbuildings 366 sq ft

Total 2031 sq ft

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Approximate Area = 154.7 sq m / 1665 sq ft

Garage = 34 sq m / 366 sq ft

Total = 188.7 sq m / 2031 sq ft (Excluding Shed)

Including Limited Use Area (3.5 sq m / 38 sq ft)

For identification only. Not to scale.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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