



A contemporary designed home set in pretty gardens

**9 Dower Park, Windsor, Berkshire SL4 4BQ**

Freehold

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Reception hall • 2 reception rooms • study • kitchen • 5 bedrooms (2 en suite) • family bathroom • double garage • garden

#### Local information

The property is situated on a prestigious St. Leonards Hill approximately 2.5 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. Road connections are accessible with the M4 (J6) nearby. Windsor has two train stations: Windsor & Eton Central and Windsor & Eton Riverside, offer services to London Paddington (via Slough) (average journey time from approximately 38 minutes) and Waterloo (average journey time from approximately 58 minutes) 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.

#### About this property

9 Dower Park is set on the prestigious St. Leonards Hill. The sleek exterior is accentuated by large modern windows and wood detailing creating a striking first impression. The interior offers spacious accommodation with unique design features creating a highly desirable family home.

On the ground floor the reception hall provides a welcoming entrance to this wonderful home. A particular feature is the superb kitchen/dining/family room which is

designed to be the heart of this house. The kitchen is fitted with a comprehensive range of contemporary units, integrated appliances and large central island. This room has space for both informal seating and dining. Bi-fold doors open the room out on to the sun terrace offering that sought after indoor/outdoor relaxing and entertaining space. The sitting room also has doors opening on to the terrace, a feature wood clad wall and modern log burner. The study has been fitted with bespoke cabinets, shelving and desk creating a wonderful work space. The floor is completed by a utility room and cloakroom.

On the first floor there is the spacious main bedroom suite with a large picture window with views over the garden, a beautifully fitted dressing room and luxurious en suite shower room. There are four further beautifully presented bedrooms, one with en suite facilities and a modern family bathroom completes this floor.

To the front of the property is a paved driveway proving access to the garage and parking for several cars.

To the rear of the property the garden is terraced. The sun terrace adjoining the house can be accessed by the main reception rooms making this ideal for 'al fresco' entertaining. The lawn terrace is edged by mature shrubs with a summer house tucked away above the rock garden.







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**Gross internal area (approx)** 3131 sq ft



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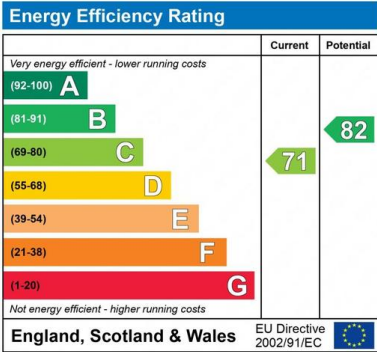
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Approximate Area = 265.3 sq m / 2856 sq ft  
Garage = 25.6 sq m / 275 sq ft  
Total = 290.9 sq m / 3131 sq ft  
Including Limited Use Area (3.8 sq m / 41 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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