



Fine family house set in St. Leonards Hill

16 Illingworth, Windsor, Berkshire SL4 4UP

£1,050,000 Freehold



Reception hall • 2 reception rooms • study • kitchen/
breakfast room • 5 bedrooms (1 en suite) • family
bathroom • double garage & driveway parking • garden

Local information

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

Independent schools include, Eton College, George's Windsor Castle and Upton House in Windsor, St. Mary's, Heathfield and Papplewick in Ascot and Lambrook in Winkfield Row.

About this property

A detached family house offering spacious flexible accommodation that is equally suited to both family living and entertaining.

On the ground floor all the reception rooms have beautiful wood block floors. The spacious double aspect sitting room has a feature fireplace and French doors opening on to the garden. The dining room enjoys views over the garden, a lovely room to entertain in. The kitchen is fitted with a range of cabinets and appliances with space for dining.

Adjoining this is the utility room with laundry plumbing and direct outside access. This floor is completed by a study and cloakroom.

On the first floor the spacious principal bedroom has fitted wardrobes and an en suite bathroom with separate shower. There are four further bedrooms and a family bathroom on this floor.

To the front of the house the garden has a combination of planted beds and lawn creating a welcoming entrance. The driveway allows access to the double garage and provides off-road parking. The rear garden is principally laid to lawn with well stocked shrub and tree borders. A central terrace has created the ideal spot for outdoor entertaining.

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead

Council Tax

Band = H

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





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Gross internal area (approx) 1931 sq ft

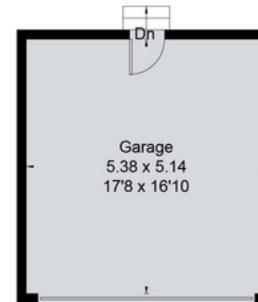
Outbuildings 298 sq ft

Total 2229 sq ft

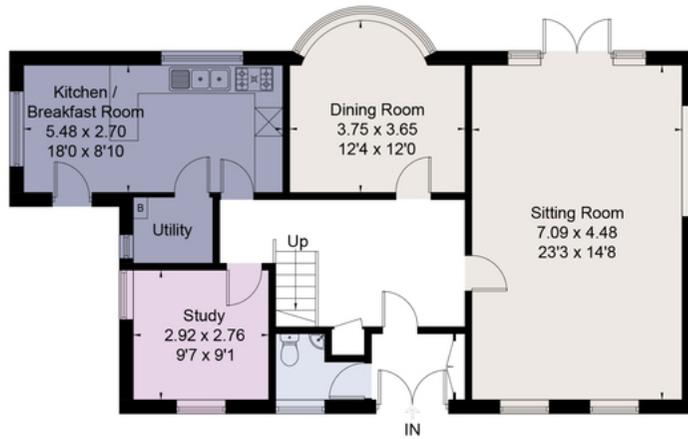
Suzy Lambert
Savills Windsor
 01753 834 600
 windsor@savills.com



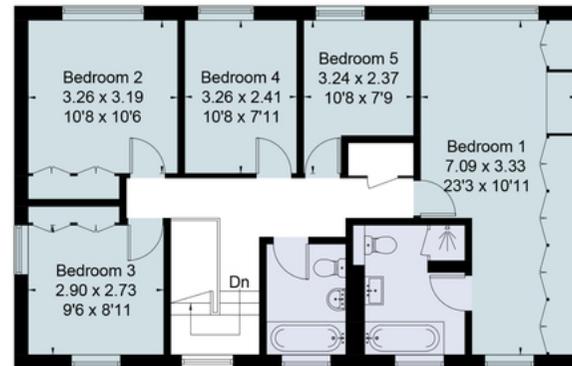
Approximate Area = 179.4 sq m / 1931 sq ft
 Garage = 27.7 sq m / 298 sq ft
 Total = 207.1 sq m / 2229 sq ft
 Including Limited Use Area (3.9 sq m / 42 sq ft)
 For identification only. Not to scale.
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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) A			
(81-91) B			81
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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