



Detached family home with annexe accommodation

56 Burfield Road, Old Windsor, Berkshire SL4 2LP

£2,500,000 Freehold



Reception hall • 4 reception rooms • kitchen/breakfast room • 6 bedrooms • 5 bathrooms • utility room & cloakroom • four car garage with 2 room annexe above • garden

Local information

Burfield Road is conveniently sited for accessing local amenities and River Thames, Runnymede and Windsor Great Park. Local shops are available in Old Windsor and Englefield Green, whilst more extensive amenities may be found in Windsor (approx. 3.2 Miles).

Road connections are good with Junction 13 of the M25 accessible at Egham. Rail connections to London Waterloo are available from Egham approx. (2.8 miles) Datchet (approx. 2.8 miles), Windsor and Staines whilst London Paddington may be accessed from Windsor (via Slough).

Educational opportunities in the area are extensive and include Bishopsgate and St. John's Beaumont in Englefield Green; St. George's, St. Mary's School and Papplewick in Ascot; the Marist School in Sunninghill, Upton House and St. George's in Windsor, the Royal Holloway in Egham and Eton College. TASIS and ACS, both international schools.

About this property

Set behind electrically operated gates Redwoods is a family home offering elegant accommodation arranged over three floors.

On the ground floor the flowing layout is a real highlight. The sweeping oak and glass staircase creates an impressive entrance. French doors open into the impressive double height drawing room with superb views

over the garden. A particular feature is the contemporary double sided fireplace. This room links to both the dining room and family room. This allows the space to be opened up for large scale entertaining. The superb bespoke kitchen is equipped with range of units, integrated appliances and a central island featuring a beautiful glass breakfast bar. A study with built in storage and desk and cloakroom completes this floor.

On the first floor is the principal bedroom with feature fireplace, built in wardrobes and en suite bathroom. The balcony in this room provides charming views. There are three further bedrooms on this floor two of which are en suite and one with a balcony. On the second floor are two further beautifully presented bedrooms both of which are en suite. This floor also has the largest of the balconies giving unparalleled views over the stunning garden.

There is a modern self contained two room annexe above the quad garage.

The giant Redwood is a spectacular centre piece to the garden, the perfect backdrop for this superb property. The paved entertaining terrace adjoining the property is ideal for 'al fresco' dining and entertaining.

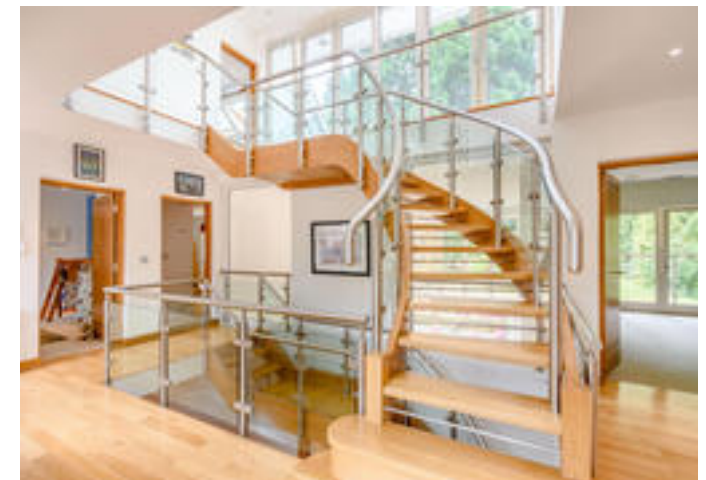
Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead - Band H





Burfield Road, Old Windsor, Windsor
Main House gross internal area = 4,254 sq ft / 395 sq m
Plant Room gross internal area = 57 sq ft / 5 sq m
Garage/Annexe gross internal area = 1,099 sq ft / 102 sq m
Balcony external area = 225 sq ft / 21 sq m
Total gross internal area = 5,410 sq ft / 502 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8511081/SMA

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

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. 22026092 Job ID: 160552 User initials: JF

