



## A substantial modern house with secluded garden

**2 Turnoak Park, St. Leonards Hill, Windsor, Berkshire SL4 4UN**

£1,875,000 Freehold





Reception hall • 3 reception rooms • kitchen • study • 5 bedrooms (1 en suite) • family bathroom • cloakroom • double garage, off-street parking & garden

#### Local information

Situated on the sought after St. Leonards Hill, located approx. 2 miles from Windsor town centre and is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London. Windsor offers a fine choice of shops, bars and restaurants.

For the commuter road travel is convenient with the M4 accessed at (J6). Rail communications are from Windsor & Eton Central to London Paddington (via Slough) (journey time from 38 minutes) and Windsor & Eton Riverside to London Waterloo (Journey time from approx. 68 minutes). Crossrail is now running and links Maidenhead directly with Heathrow and the City.

The extensive range of schools in the area include St. George's and Upton House in Windsor and St. Mary's, St. George's and Papplewick in Ascot.

#### About this property

Set on the highly desirable St. Leonards Hill. 2 Turnoak Park is a superb family home with attractive landscaped gardens. The house is a beautifully presented home with a quality finish offering a spacious accommodation suitable for both formal entertaining and family life.

The ground floor features double doors opening into a large reception hall. The triple aspect reception room has a feature fireplace and doors to the garden terrace. The second reception

room off the kitchen offers further family space and a dining room with front facing views is ideal for entertaining. The spacious kitchen has a comprehensive range of fitted units, integrated appliances and space for breakfast dining. French doors open directly onto the garden. A fitted utility room with laundry plumbing, a study and a cloakroom complete this floor.

On the first floor there is a spacious master bedroom suite with dressing room, fitted wardrobes and a luxury en suite bathroom with walk in shower and twin vanity sinks. Four further beautifully presented bedrooms, one of which has an en suite and a luxury family bathroom complete this floor.

To the front of the property is an attractive garden and a paved driveway which provides ample parking and leads to the double garage. The beautifully landscaped rear garden is principally laid to lawn with mature trees and planted borders. A large sun terrace adjoins the house creating the perfect space for outdoor entertaining.

#### Tenure

Freehold

#### Local Authority

Royal Borough of Windsor & Maidenhead band H

#### Viewing

All viewings will be accompanied and are strictly by prior

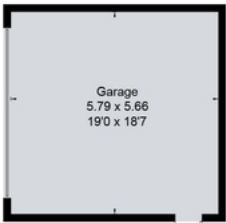




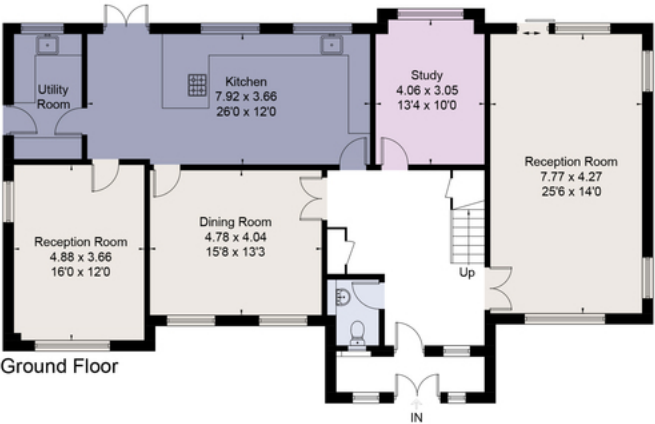




Approximate Floor Area = 289.2 sq m / 3113 sq ft  
Garage = 32.8 sq m / 353 sq ft  
Total = 322.0 sq m / 3466 sq ft



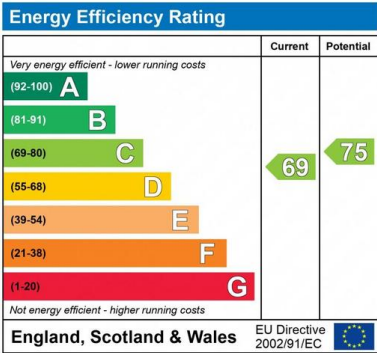
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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