



WINDSOR GREAT PARK



6 Home Farm
Bagshot Park, GU19
AVAILABLE • UNFURNISHED
£2,800 per calendar month



Accommodation

A spacious, rarely available barn conversion located in a small quiet development within Bagshot Park. This property has been recently refurbished throughout and boasts a large reception /dining room with wood flooring, a spacious kitchen, a separate utility room and downstairs cloakroom. The first floor offers a master bedroom with en suite shower room and walk in wardrobe, two further double bedrooms and a family bathroom. The property has two private gardens, one off the reception room and the other off the kitchen and one allocated parking space.



Hallway/Entrance

Doors lead to cloakroom and utility room. Neutrally decorated with wood flooring.

Downstairs Cloakroom

A white suite comprising a WC and a wash hand basin. Neutrally decorated with wood flooring.

Kitchen / Dining Room

A spacious kitchen with neutral eye and base level units with a built in electric oven, hob, cooker hood and an integrated dishwasher. There is space for a fridge freezer. With wood flooring. Doors lead to side garden and reception room.

Side Garden

Laid to lawn. Access from kitchen.

Utility Room

A range of neutral eye and base level units with space and plumbing for a washing machine and a tumble dryer. With wood flooring.

Reception Room

With a wood burner. Double doors lead to garden. Cupboard houses boiler. Neutrally decorated with wood flooring.

Bedroom 1

Neutrally decorated and carpeted.

Bedroom 2

Neutrally decorated and carpeted.

Bedroom 3

Neutrally decorated and carpeted with a walk-in wardrobe and an en-suite.

En-Suite

A white suite comprising a shower, WC, wash hand basin and a heated towel rail. With vinyl flooring.

Family Bathroom

Comprising a bath with shower over, WC, wash hand basin and a towel rail. With vinyl flooring.

Back Garden

Laid to lawn with a small patio area and gate to parking area. Access from reception room.

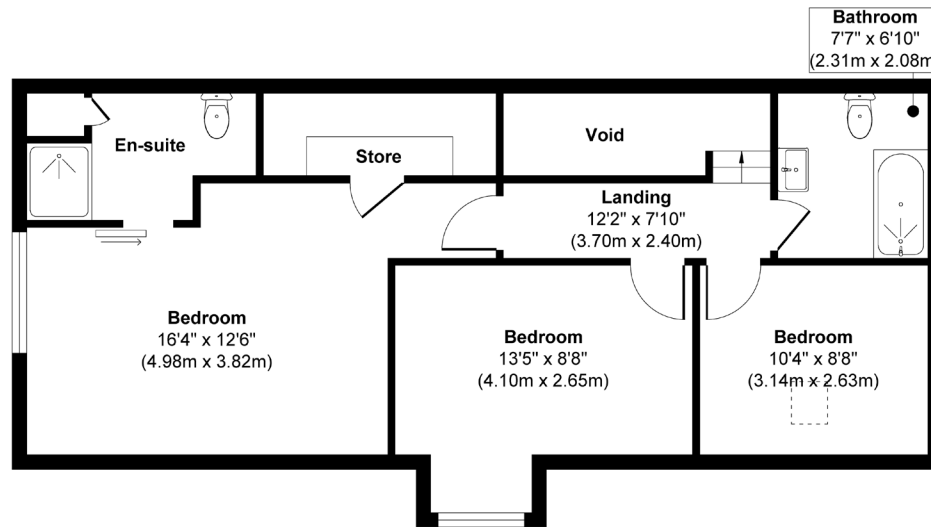
Parking

With a parking space within a car port.

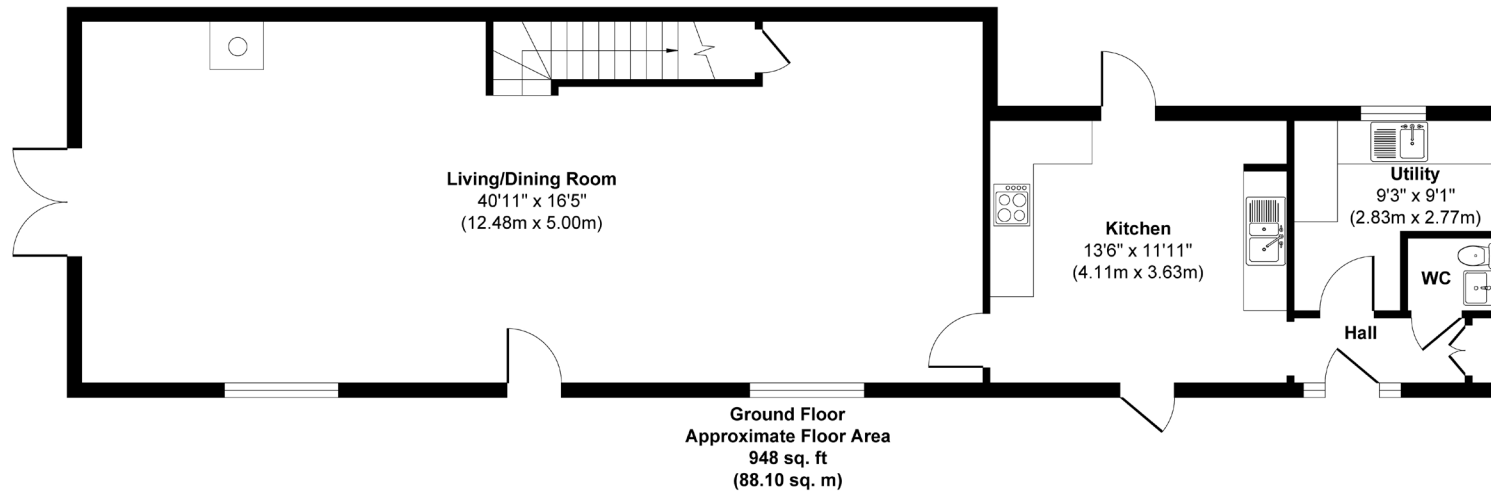




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First Floor
Approximate Floor Area
683 sq. ft
(63.52 sq. m)



Ground Floor
Approximate Floor Area
948 sq. ft
(88.10 sq. m)

Approx. Gross Internal Floor Area 1631 sq. ft / 151.62 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale
Produced by Elements Property



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Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement.



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About The Local Area

Windsor is a truly unique place to live where the iconic castle overlooks a contemporary town centre, whilst the spectacular 4,800 acres of Windsor Great Park provide a green haven for walking, cycling and horse riding less than 30 miles from the bustle of central London.

Rich in regal heritage, Windsor's royal connection attracts visitors from across the globe to enjoy the Park's long stretches of gently undulating landscape and ancient oaks that were once part of a Norman hunting forest. The more formal landscapes of The Savill Garden, Valley Gardens and Virginia Water Lake can be found on the south-east side of Windsor Great Park, where The Savill Garden showcases plants from around the world and is well known for its horticultural excellence and year-round displays.

For a family day out, the wide paths around Virginia Water Lake offer walks and easy cycling, with refreshments available in the Pavilion overlooking the lake.

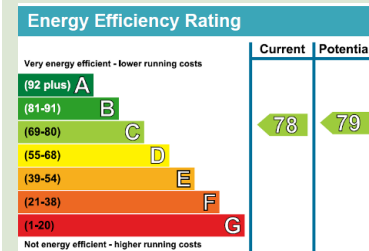
Windsor also offers an extensive array of shops and restaurants, boat trips along the Thames, an arts centre and theatre. Attractions in the area include Ascot Racecourse, Guards Polo Club, a number of first-class golf courses, and further afield on the Bracknell side of the estate, the fun-filled Look Out Discovery Centre and Go Ape at Swinley Forest.

Transport

There are two central train stations in Windsor, from where passengers can travel directly to Waterloo, or to Paddington via the Windsor to Slough shuttle. There are also good rail links to London Waterloo from nearby Egham and Virginia Water. Windsor is conveniently situated along the M4 corridor, giving a direct route into the capital and to Heathrow Airport, and easy access to the M25, M3 and M40.

Education

There are a number of excellent schools in Windsor and the surrounding area. Please refer to the local council websites for state schools or isc.co.uk for independent schools in the area.



The deposit held against the inventory will be 5 weeks of the rental.