



WINDSOR GREAT PARK



Heathlands

Swinley Road, SL5 8AY

AVAILABLE • UNFURNISHED

£6,999 per calendar month



WINDSOR GREAT PARK

Accommodation

An exceptional detached family home, ideally located beside Swinley Forest and a short drive from the centre of Ascot. This newly refurbished, beautiful house offers flexible living space and is set in a pretty, private garden with a heated swimming pool and mature trees.

Reception Room One

Neutrally decorated with a wood burner and wood flooring. Double doors to garden.

Reception Room Two

Neutrally decorated with an open fireplace and parquet flooring.

Reception Room Three

Neutrally decorated with parquet flooring. Doors lead to garden.

Study/Garden Room

Neutrally decorated with parquet flooring. Double doors to garden.

Kitchen

A spacious kitchen with neutral and stylish eye and base level units, an electric range master style cooker, two double Belfast sinks, a stone worktop and limestone flooring.

Utility Room

Space and plumbing for a washing machine and tumble dryer. With tiled flooring.

Downstairs Cloakroom

Comprising a white WC and a wash hand basin. With wood flooring.

Second Cloakroom

Comprising a white WC and a wash hand basin. With tiled flooring.

Stairs

A bright and neutrally decorated and carpeted stairwell.

Master Bedroom

Neutrally decorated and carpeted.

En-Suite

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

Remaining Bedrooms

Neutrally decorated and carpeted.

Family Bathroom

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

Shower Room

Comprising a white WC, wash hand basin and a shower. With vinyl flooring.

Garden

The garden measures approximately twos and includes a gated driveway, parking for several vehicles, mature gardens with rhododendrons, woodlands, a heated swimming pool and a garage.

Council Tax

Band G.

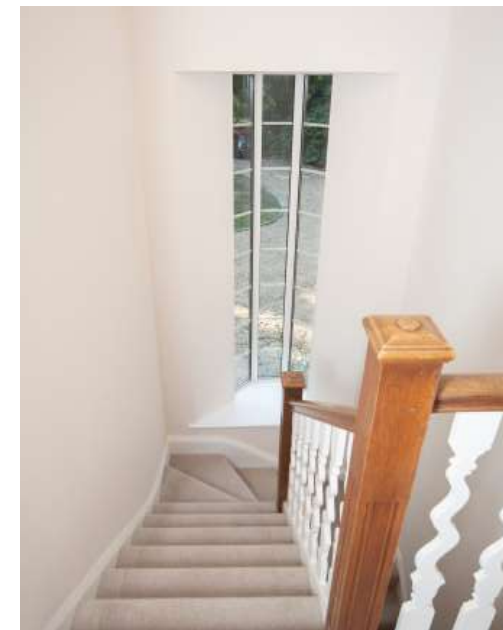


WINDSOR GREAT PARK



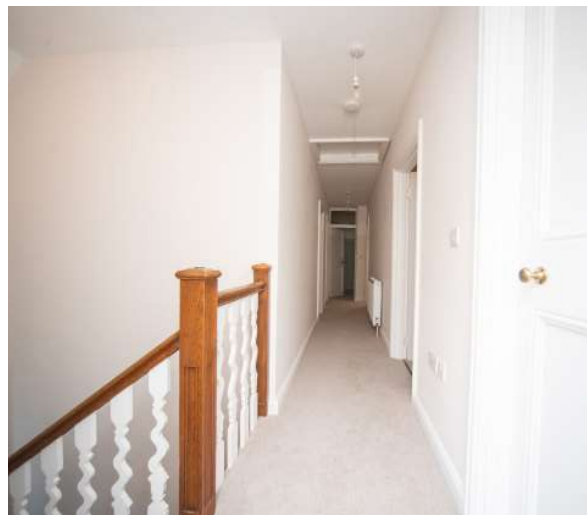


WINDSOR GREAT PARK



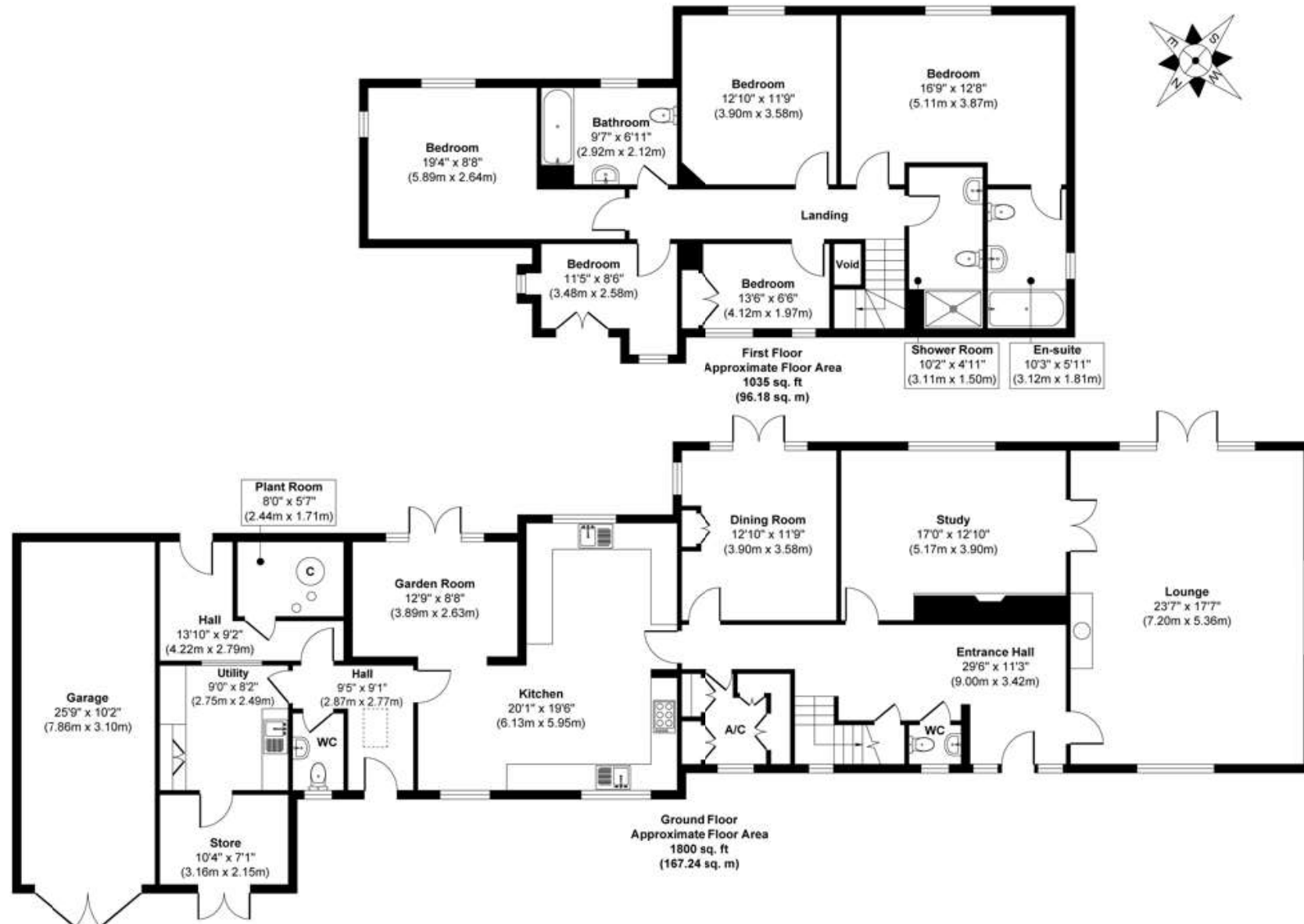


WINDSOR GREAT PARK





WINDSOR GREAT PARK





Windsor Great Park Lettings, The Crown Estate Office
Windsor Great Park, Windsor, Berkshire SL4 2HT

Property Enquiries: 01753 847531
Email: lettings@windsorgreatpark.co.uk

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.



WINDSOR GREAT PARK

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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