



5 Meryton House
Longbourn | Royal Borough of Windsor | Berkshire

FINE & COUNTRY

5 Meryton

5 MERYTON HOUSE

A significant, elegant, period home.

House







Meryton House | A magnificent period home

Own private entrance | Vestibule entrance hall | Magnificent Drawing room with shuttered windows
Kitchen /Breakfast Room | Dining room | Cloakroom | Three bedrooms | Three bathrooms | Private
access from Drawing Room and Breakfast Room to manicured gardens and parkland | Secure underground
allocated car parking space

Description

Significant residence providing a wealth of living space arranged over two levels with an impressive oak staircase, high ceilings and elegant décor, set within an imposing Manor House, in an idyllic setting.

This historic Manor House has an impressive façade, with its distinctive architecture and an interesting history; the Manor House was formerly part of Clewer Manor, built in 1841 for Edmund Foster JP and has now been sympathetically converted to create an elegant home of character, which enjoys stunning views and private access to the fabulous surrounding tranquil parkland grounds.

The interior has been thoughtfully and carefully modernized retaining many period features with grand and ornate plasterwork and mouldings on walls and high ceilings, carved and detailed wood paneling, original shuttered floor to ceiling windows, the original Turkish marble fireplace with its tall mirror above and carved architraves and skirting boards.



All this detailing is complemented with marble tiled bathrooms, oak parquet flooring, Bespoke designed kitchen and Breakfast room enjoying views and access to the private gardens.

"We have thoroughly enjoyed our 13 years living in a truly traditional and elegant home with all modern facilities and conveniences. The spacious rooms and high ceilings give coolness in the summer and the ample heating ensures warmth in winter. Easy and rapid access in all directions make it an ideal location which we leave only because of an overseas move." - Mr and Mrs H

The Accommodation

Vestibule entrance, Drawing Room, Dining Room, Kitchen Breakfast Room, Cloakroom, Master suite, Two further bedrooms, one en suite, Family Bathroom, secure underground parking with two additional allocated parking spaces within the front gated courtyard, parkland grounds.

Meryton House Annual Service Charges – Insurance / Bin Store cleaning / external window cleaning etc – Current charges are £3,945.40 per annum

Estate / Grounds Annual Charges – Gardening / Communal Lighting / Gates / Cable / TV etc – Current Charges are £578.32

Allocated underground parking space in Pemberley Lodge (adjoining block) – Current annual charges for Lighting / Maintenance etc are £106.60 per annum

Location

Longbourn is a private gated development set in several acres of parkland adjacent to Imperial Park, located just outside the main town centre of Windsor and near to Windsor Great Park.

Access to the M4 is available nearby junction 8 with road connections to the M25 and M40 motorways, Heathrow and central London.

Rail connections to London Waterloo and Paddington via Slough are available from Windsor Eton Riverside and Windsor to Slough connections.

The sporting enthusiast is spoilt for choice with some of the best golf courses in the UK located within the Berkshire area including Wentworth, Sunningdale, Royal Berkshire, Swinley Forest and Mill Ride. Polo at Guards Polo Club, Smiths Lawn, Windsor Great Park and Cowarth Park, Horse Racing at Windsor and Ascot, the Royal Ascot meeting captures a Worldwide audience every year in the month of June. Boating along the River Thames, with so much more for all the family to enjoy in the local area.

Windsor Town center surrounds the Castle and has an abundance of restaurants, cafés bars and shops. Eton on the opposite side of Windsor Bridge has more traditional Art and Antique shops and the famous landmark of Eton College.







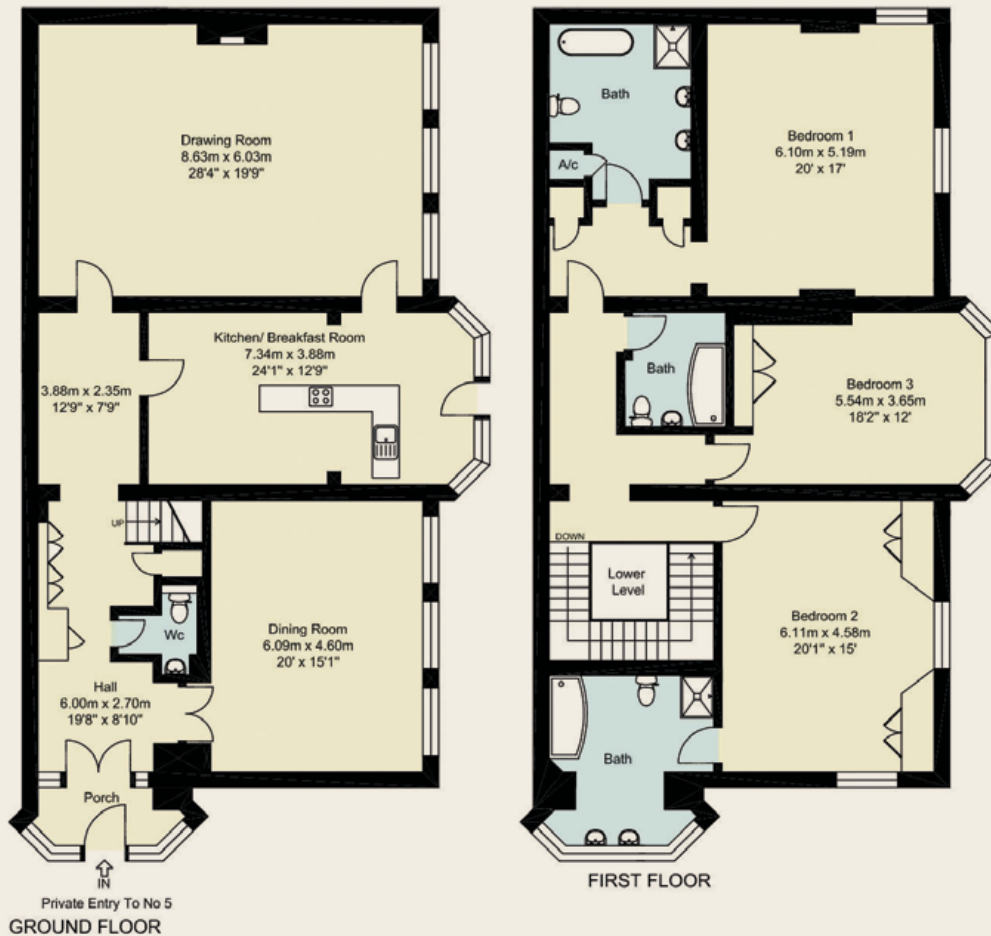


Flat 5 Meryton House Longbourn Windsor SL4 3TW

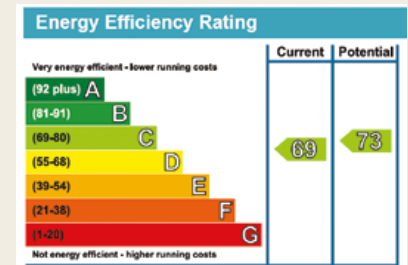
Ground Floor Area 1654 Sq.ft / 153 sq.m

First Floor Area 1636 Sq.ft / 152 sq.m

Total Approx. Floor Area 3209 Sq.ft / 305 sq.m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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