



# WINDSOR GREAT PARK



## Virginia Lodge

Blacknest Road, GU25 4NU

AVAILABLE • UNFURNISHED

£5,800 per calendar month



# WINDSOR GREAT PARK

## Accommodation

A detached 19th century family house on the edge of Windsor Great Park with wonderful views onto Virginia Water Lake.

The property comprises two reception rooms, a kitchen, cloakroom, a utility room, three bedrooms, en-suite shower room, a family bathroom and two attic bedrooms. The property also benefits from a garage, a large garden, off street parking and an annex which comprises two rooms, a cloakroom and a storage room.

### Reception Room One

Neutrally decorated with wood flooring and a wood burner.

### Reception Room Two

Neutrally decorated with wood flooring and a wood burner.

### Kitchen

Neutrally decorated with eye and base level units including a built in Rangemaster oven, an induction hob, an extractor over and an integrated dishwasher. There is space for a free standing fridge freezer. With wood flooring.

### Utility Room

Neutrally decorated with slate flooring. There is space and plumbing for a washing machine and a tumble dryer.

### Downstairs Cloakroom

Comprising a white WC and a wash hand basin with vinyl flooring.

### Stairs

Leading to landing with doors to bedrooms and bathroom.

### Bedroom One

Neutrally decorated and carpeted with a small built in wardrobe and a feature fireplace.

### Bedroom Two

Neutrally decorated and carpeted. With an en-suite shower room.

### En-Suite Shower Room

Comprising a white WC, shower cubicle and a wash hand basin.

### Bedroom Three

Neutrally decorated and carpeted with a small built in wardrobe.

### Family Bathroom

Comprising a bath, shower cubicle, WC and a wash hand basin. Door to airing cupboard.

### Attic Room 1

Neutrally decorated and carpeted. Doors to eaves storage.

### Attic Room 2

Neutrally decorated and carpeted. Doors to eaves storage.

### Annex

Neutrally decorated with wood flooring. The annex comprises two rooms, a cloakroom and a storage room.

### Outside

Driveway to the side of the property with off street parking. Single garage.

Two garden areas, one behind the annex and the second overlooking the lake.

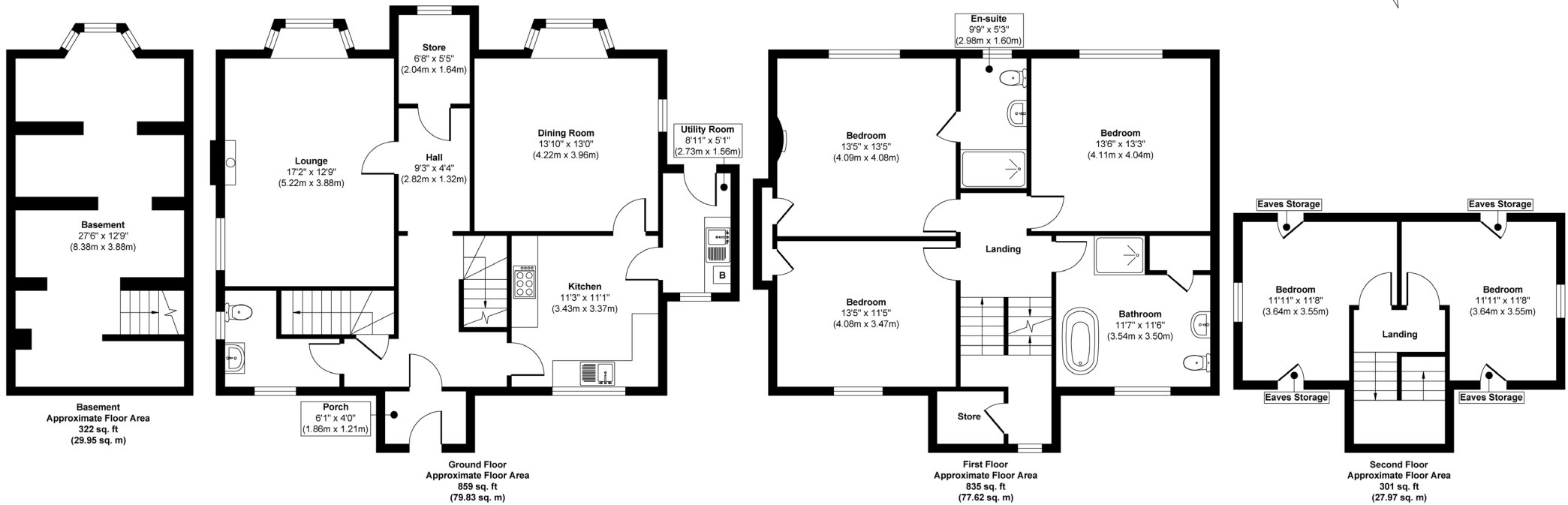
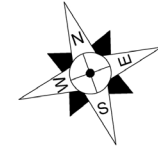
### Council Tax

Band F.





# WINDSOR GREAT PARK



**Approx. Gross Internal Floor Area 2317 sq. ft / 215.37 sq. m**

Illustration for identification purposes only. Measurements are approximate, not to scale



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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](http://isc.co.uk) for independent schools in the area.

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

Property Enquiries: 01753 847531  
Email: [lettings@windsorgreatpark.co.uk](mailto: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.

