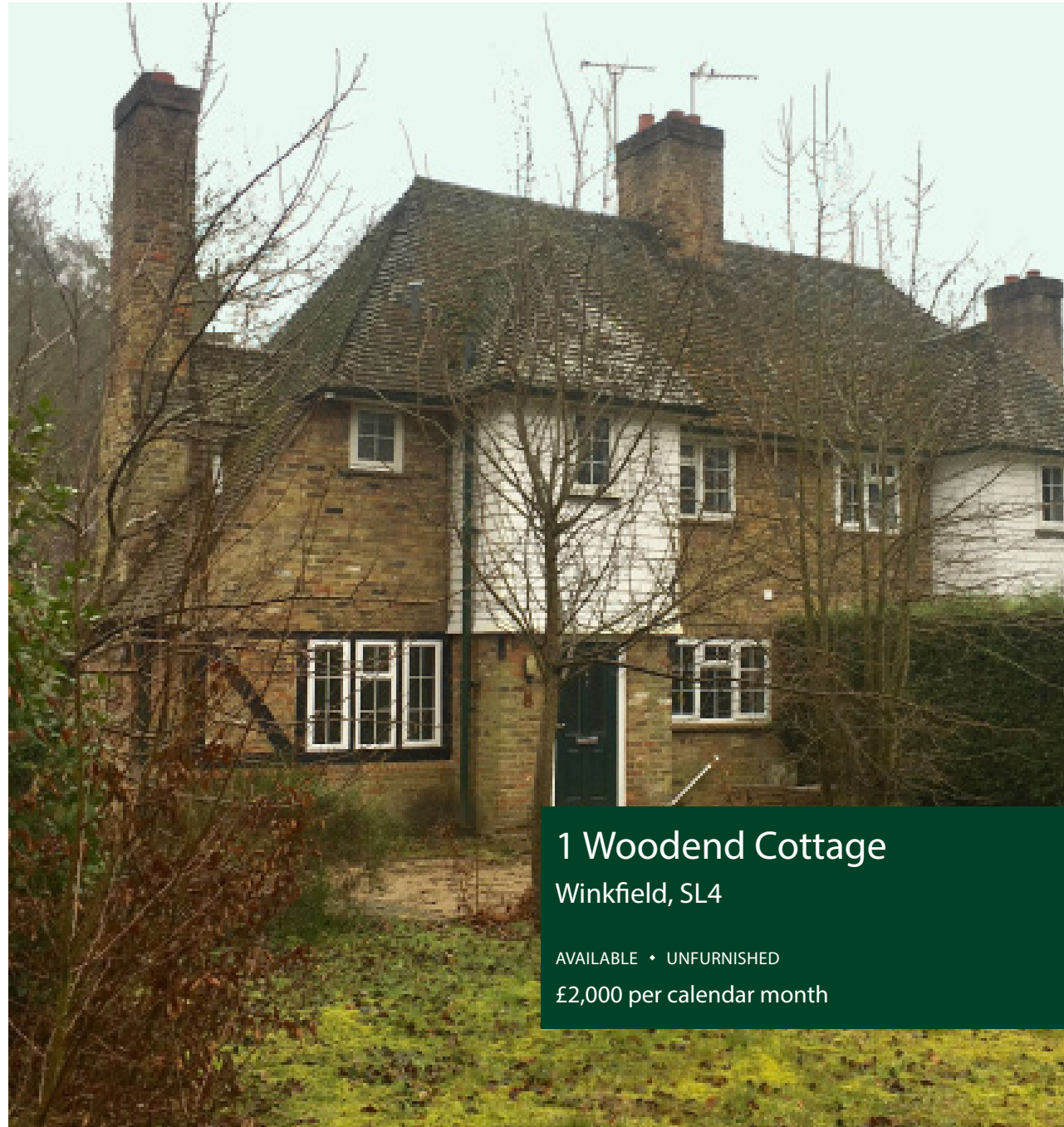




WINDSOR GREAT PARK



1 Woodend Cottage
Winkfield, SL4

AVAILABLE • UNFURNISHED

£2,000 per calendar month



WINDSOR GREAT PARK

Accommodation

This recently refurbished three bedroom semi detached house is surrounded by woodland and located between Windsor and Ascot. The property offers a reception room, kitchen/dining room, cloakroom, three bedrooms, family bathroom, garden and a garage.

Neutrally decorated and carpeted unless otherwise stated below.

Hallway

With wood flooring. Doors leading to all rooms and under stairs storage cupboard.

Reception Room

With a wood burner and double doors leading to rear garden.

Kitchen/Dining Room

A range of eye and base level cream units with space and plumbing for a washing machine. Appliances include electric built in oven with four ring gas hob and extractor hood over. Fireplace and double doors leading to rear garden.

Downstairs Cloakroom

Comprising white WC, wash hand basin and heated towel rail. With vinyl flooring.

Stairs

Leading to landing, with doors to bedrooms and bathroom.

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

With vinyl flooring and three piece white suite comprising bath with shower over.

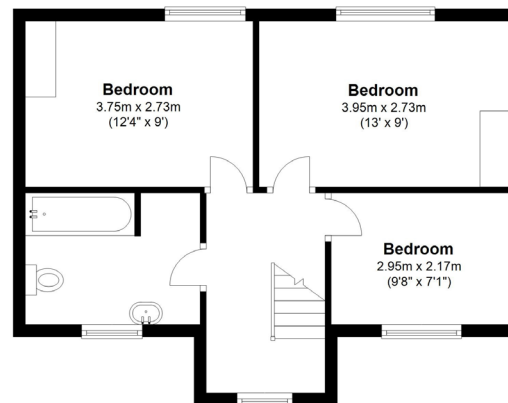
Outside

Driveway leading to house with path to front door and side access to rear garden. Garage to the rear of the property.





Approx. 41.9 sq. metres (450.9 sq. feet)



Total area: approx. 83.5 sq. metres (898.4 sq. feet)

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, wall-to-wall areas are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



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.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	58	70
(21 - 38) F		
(1 - 20) G		

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