



WINDSOR GREAT PARK



2 Crown Cottage
Virginia Water, GU25 4NU

AVAILABLE • UNFURNISHED

£2,200 per calendar month



WINDSOR GREAT PARK

Accommodation

A beautifully refurbished three-bedroom semi-detached cottage, ideally located within easy reach of Virginia Water Lake. This charming home features two reception rooms, a modern kitchen, a downstairs cloakroom, a utility area, three well-proportioned bedrooms, and a family bathroom.

The property benefits from off-street parking, a garden, and a single garage.

Neutrally decorated and carpeted unless otherwise stated below.



Hallway

Front door leading into hallway with stairs to the first floor and door to reception room and under stairs storage cupboard.

Reception Room 1

With electric fireplace and wood flooring.

Reception Room 2

With wood flooring.

Kitchen

A range of eye and base level units with a tiled floor, an integrated dishwasher, oven, hob and a cooker hood with space provided for a freestanding fridge freezer. Door leads to utility area.

Utility Area

With a tiled floor, space and plumbing for washing machine. Doors leading to cloakroom and the rear garden.

Downstairs Cloakroom

A white suite comprising WC and wash hand basin. With tiled flooring.

Stairs & Landing

Carpeted with doors leading to bathroom and bedrooms.

Bedroom One

With built in double wardrobes.

Bedroom Two

With built in double wardrobes.

Bedroom Three

Family Bathroom

A three piece white suite comprising a bath, shower over, WC, a wash hand basin and a vanity mirror.

Garden

Front garden, mainly laid to lawn with mature shrubs and trees surrounding. Access from road via shared path. To the rear the garden is mainly laid to lawn and has mature shrubs and trees surrounding. Access to garden shed. Garden at the end of the garden and off street parking located at the rear of the property.

Council Tax

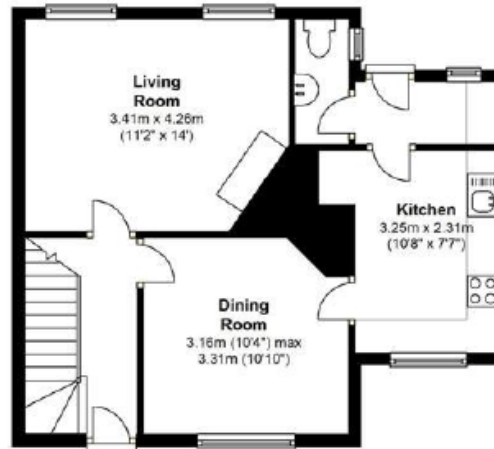
Band D.



WINDSOR GREAT PARK

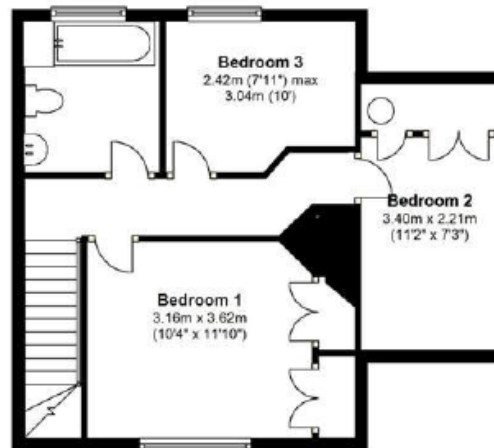
Ground Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)





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		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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