



Purbeck  
Bells Lane | Horton | Berkshire | SL3 9PW

FINE & COUNTRY

# Step inside

## Purbeck

A beautiful, detached bungalow set in incredible grounds with partial lake views and a freshwater stream, located in the historic village of Horton. This hidden gem is tucked away at the end of a private lane, secured behind electric gates.

The property consists of four bedrooms, two reception rooms, two modern bathrooms, country style eat-in kitchen, conservatory, double garage, off street parking for multiple cars and a beautiful, secluded rear garden with woodlands, patio and lawn areas.

There is scope to extend STPP adding further potential to this wonderful home.

### Accommodation summary

#### Ground floor

As you step through the front door, you are greeted by the entrance hall which leads seamlessly through to the first reception room.

The spacious reception room is dual aspect, offering an abundance of natural light. A feature log burner creates a warm and inviting atmosphere. There is direct access to the conservatory, which provides lovely views over the garden and a perfect place to relax. The conservatory also offers direct access to the patio area.

The second reception room features patio doors that lead directly onto the garden, seamlessly connecting indoor and outdoor living spaces.

The country-style eat-in kitchen features a built-in breakfast table and seating area, modern appliances, and plenty of workspace. Additionally, there is direct access to the rear patio area, making it the perfect spot for your morning coffee.

There are four double bedrooms, with the principal bedroom benefiting from built-in wardrobes. Additionally, there is a modern family bathroom equipped with bath and walk-in shower and a second bathroom with walk-in shower.













# Step outside

## Park House

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### Outside

The secluded rear garden truly is a haven for outdoor living and entertainment. There are patio areas, lawn areas, lush greenery, woodlands, a freshwater stream and partial views of the lake.

There is ample parking on the driveway at the front of property for up to 5 cars, all set behind electric gates and a double garage.









### Location

The property is situated within easy reach of both central Windsor and Slough providing convenient access to a diverse array of amenities. From shopping to dining and leisure activities, you have everything within easy reach.

The village of Horton is rich in cultural and recreational activities, from local festivals and markets to country pubs and community sports clubs, offering a well-rounded lifestyle.

Rail access to London Waterloo is available from nearby Windsor & Eton Riverside. Additionally, the new Elizabeth Line offers service to London Paddington from Slough.

The M25, M40 & M4 motorways are all a short drive away.

### Freehold

**Local Authority:** Windsor & Maidenhead

**Council Tax Band:** F

### Services, Utilities & Property Information

Property Construction: Brick

Water: Thames Water

Gas: Octopus

Electricity: Octopus

Mobile Phone Coverage: EE, Three, O2, Vodafone. We advise that you check with your provider.

Broadband Availability: Superfast 245 Mbps. We advise that you check with your provider.

Garage Parking space: 2

Off Road Parking Spaces – 5

Easements apply, please contact the agent for further details.

The property carries a responsibility to contribute one third of the cost of maintaining the said right of way.

### Directions

Postcode: SL3 9PW / what3words: incomes.grant.chemistry

### Viewing Arrangements

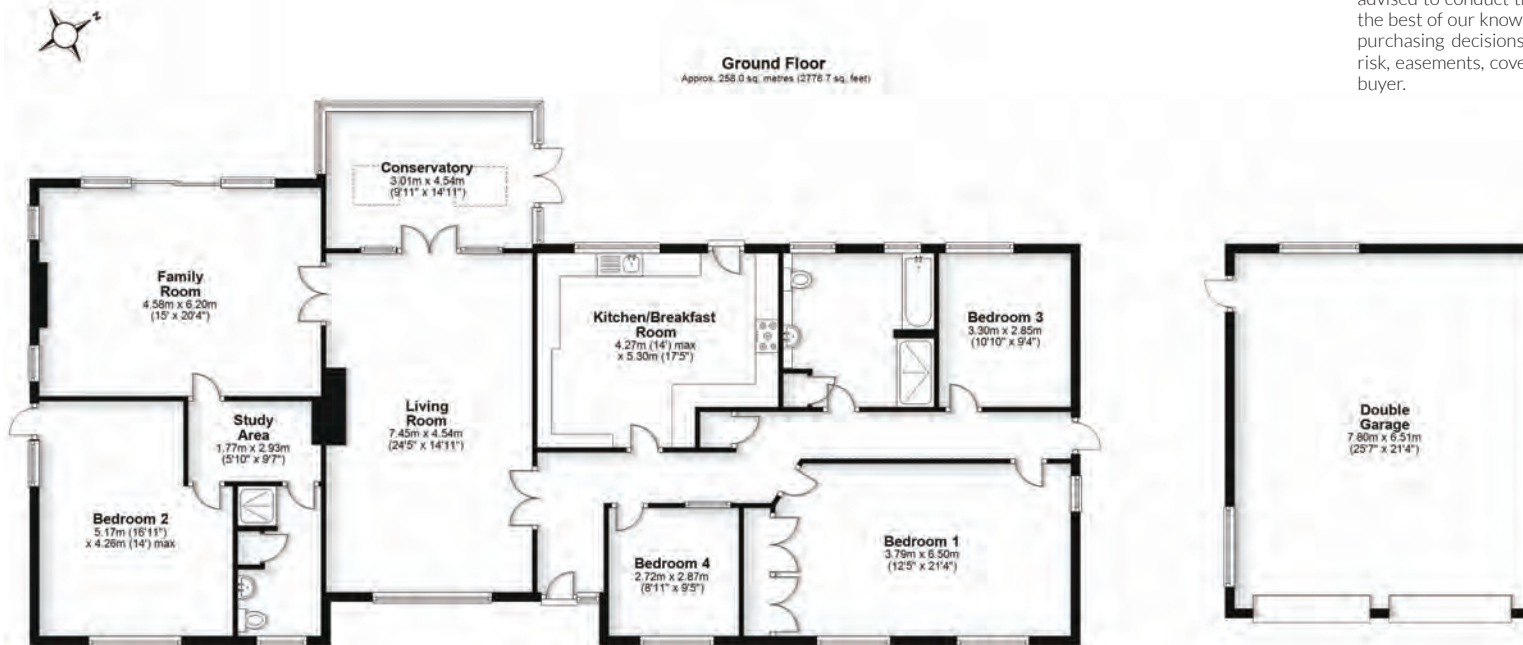
Strictly via the vendors sole agents Fine & Country on Tel Number 01753 463633

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 and that they are in working order.

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**Ground Floor**  
Approx. 258.0 sq. metres (2776.7 sq. feet)

Total area: approx. 258.0 sq. metres (2776.7 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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