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# St. Leonards Hill, *Windsor*

OSBORNE HEATH

# A large four bedroom detached family house with a self contained one bedroom annexe situated on the sought after St Leonards Hill residence.

On the ground floor there is a split-level hallway, family room, triple aspect sitting/dining room, kitchen, utility room, WC and a study.

The first floor accommodation consists of a large principal bedroom with modern en suite shower room, three further bedrooms and a refitted family bathroom.

The lower ground floor annexe has a separate entrance from the rear garden and comprises a games room/bedroom, kitchen and a bathroom.

Outside, the front of the property has driveway parking that leads to a detached double garage with EV Charging, there is an attractive covered decked area to the side of the property, great for entertaining. The rear garden is a good size, mostly laid to lawn, mature trees and an additional seating area to the rear.

NB. Planning permission has been granted to extend to the rear to incorporate the lower ground floor annexe into the main house. RBMw planning ref: 22/00130.

St Leonards Hill is a sought after private road in Windsor. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. Nearby schools include Eton, St George's School, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating C. Council tax band G.





**APPROXIMATE FLOOR AREA**

House - 239.43 sq m - 2577 sq ft  
Garage - 32.38 sq m - 349 sq ft  
Total - 271.81 sq m - 2926 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



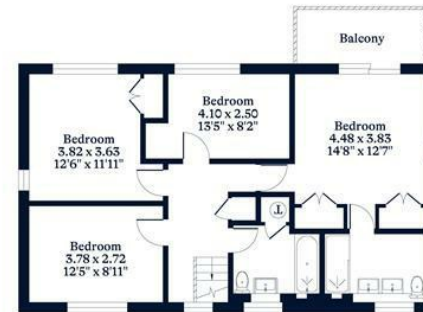
Lower Ground Floor



Garage



Ground Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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