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# Bears Rails Park, *Old Windsor*

OSBORNE HEATH

# A well-presented mews house in this highly-regarded development close to Windsor Great Park, with three double bedrooms, open-plan living and allocated parking.

Bears Rails Park is accessed via double wrought-iron gates with a sweeping driveway, on the former site of the Old Windsor Hospital, backing onto Crown woodland and Windsor Great Park.

The ground floor has a 37ft open-plan living room and kitchen with high ceilings and a door out to the rear garden, a kitchen with a range of cream coloured units, various appliances and a useful breakfast bar, plus there is a downstairs WC.

On the first floor there is the principal bedroom with wardrobes and an en suite shower room, two further double bedrooms and a family bathroom.

Outside, there is an allocated parking space for one car, with further on-road parking. The rear garden has a decked patio with steps down to an additional seating area, shrubs and a rear pedestrian gate. There are several acres of communal grounds for residents to enjoy.

Bears Rails Park is off Crimp Hill which is a semi-rural location in the popular village of Old Windsor, adjacent to River Thames and close to local shops including The Royal Farms Windsor Farm Shop. Windsor is a short drive away and has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Riverside where trains run to London Paddington (via Slough - Elizabeth Line) and from Datchet to London Waterloo. The area is well served by a variety schools, such as Kings House, Queens Anne Royal, Queens Court, St Johns Beaumont, St Peters and Trevelyan. Windsor is also convenient for the M4, M25, M40, M3 and Heathrow Airport.

EPC rating C. Council Tax band G. Management fee £2003pa.

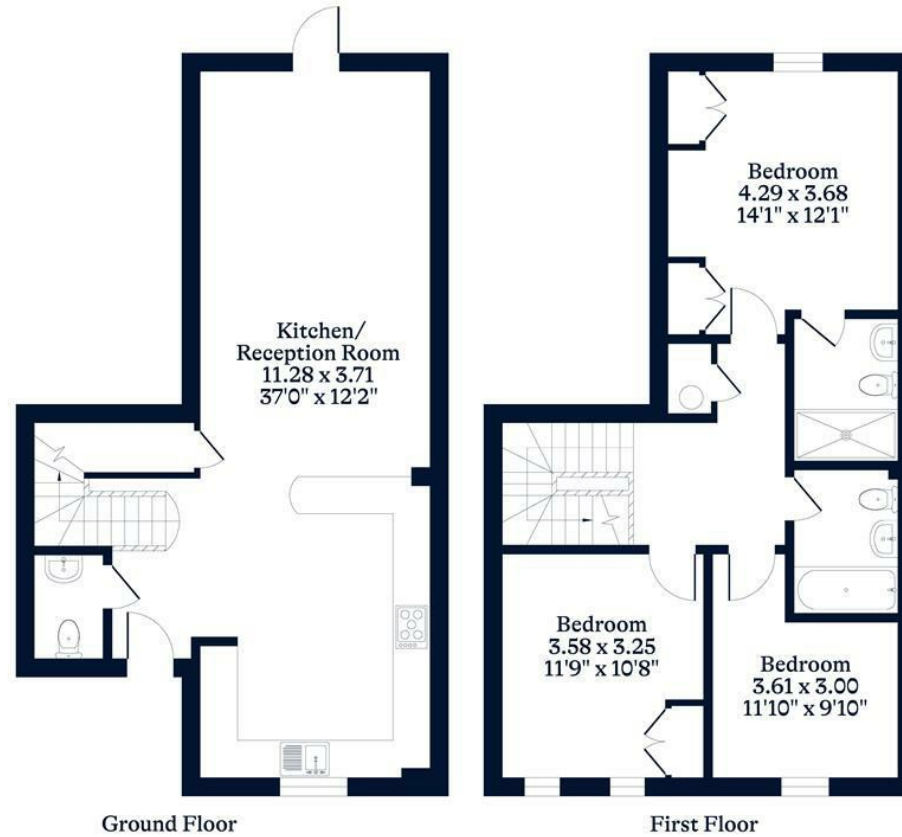




**APPROXIMATE FLOOR AREA**  
House - 110.20 q m - 1187 sq ft  
(Gross Internal Area)



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



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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