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# Cell Farm, *Old Windsor*

OSBORNE HEATH

# A beautifully presented four bedroom, three bathroom period mews house with garage and no onward chain.

The property has been sympathetically modernised, yet retains a wealth of character including original wood wall paneling and beams.

Approached via a covered walkway, the ground floor has an entrance hall, stylish living room with paneled walls, dining room, a refitted kitchen with appliances and a downstairs WC.

On the first floor there is a guest bedroom with an en suite shower room and roof terrace, two further bedrooms and a family bathroom.

On the second floor there is the principal bedroom with an en suite bathroom with a bath and separate shower.

Outside, to the front is a communal courtyard garden with a covered walkway and bin store. The gardens to the rear are also communal and are very well-maintained. The property has its own private patio area which is directly outside the kitchen. At the rear of the garden and accessed via electric gates is a single garage and an allocated parking space.

Church Road is situated 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) and from Datchet to London Waterloo. The area is well served by a variety of 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 D. Council Tax band E.





**APPROXIMATE FLOOR AREA**  
House - 142.60 sq m - 1535 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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