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# St. Leonards Hill, *Windsor*

OSBORNE HEATH

A gated and extended six double bedroom, seven bathroom family home on one of Windsors premier roads. The property is part of a small cul-de-sac off St Leonards Hill and has a garage and no onward chain.









This house was extended refurbished with regal interior design during 2011. The house is available to purchase with or without the remaining furniture and artwork.

The ground floor has a large entrance hall, formal dining room, library which has previously housed a piano, living room leading out to the garden, study, and a traditional kitchen with AGA, separate gas hob, Miele appliances, central island and dining space. There is also a secondary entrance with a shower room, utility room and internal access to the garage which leads to a boot room and bin store.

The first floor has five en suite bedrooms and dressing rooms to three of the bedroom suites. There is also a first floor home office with stairs leading up to the sixth bedroom and en suite. There is a raised dressing room to one of the bedrooms which also has access to an expansive loft area.



To the front of the house there is a private entrance off St Leonards Hill leading to gated driveway parking. Side access leads to a south east facing rear garden with lawn and patio areas plus an irrigation system.

St Leonards Hill is sought after private road in Windsor, which 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, Lambrook, The Kings House, Oakfield, Papplewick, The Queen Anne, St Edwards, St George's School, 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 H.



#### APPROXIMATE FLOOR AREA

House - 453.01 sq m - 4876 sq ft

Garage - 54.85 sq m - 590 sq ft

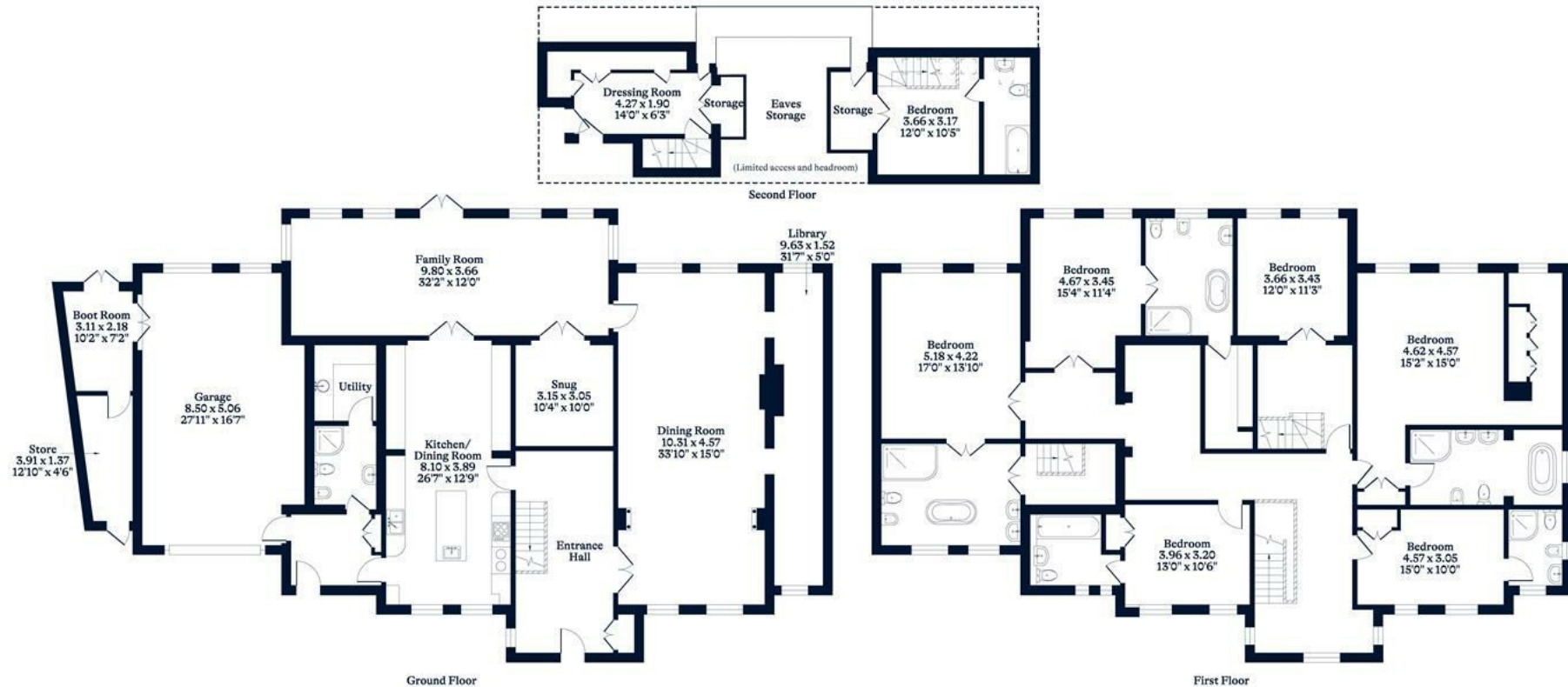
Total - 507.86 sq m - 5466 sq ft

(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.



Visit [osborneheath.co.uk](https://osborneheath.co.uk)

Call 01753 900995

Email [windsorsales@osborneheath.co.uk](mailto:windsorsales@osborneheath.co.uk)

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