

 6  4  4



Common Road, *Eton Wick, Windsor*

OSBORNE HEATH



A six bedroom, four bathroom 3,434 sq ft detached house in a small cul-de-sac overlooking a field, with a driveway, south facing garden and double garage with a self-contained annexe above.















Highfield was architecturally designed and built by the current owners, with family living and framed views in mind.

Downstairs the living room, formal dining room, study and orangery all lead out to the garden. There is also a welcoming entrance hall with vaulted ceiling, modern kitchen with dining space and Siemens appliances, utility room and a downstairs WC.

Upstairs, the principal bedroom has a vaulted ceiling, dressing area and an en suite shower room. There are three further bedrooms and a family bathroom on the first floor, and the loft has been converted into a fifth bedroom with a wet room.

Outside, there is a double garage with a self-contained annexe that includes a shower room, kitchenette plus living and sleeping areas. The garage has electronically operated doors and 5kW solar panels. There is also a patio to the annexe, driveway parking and the main house has a mature south facing garden with cherry and plum trees.



Highfield is in a small cul-de-sac of just three houses off Common Road in-between Eton and Dorney. There is a range of shopping and local facilities in Windsor town centre, Maidenhead and Slough. Windsor also has 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, or the fast Elizabeth Line directly from Maidenhead, Taplow and Slough train stations. There is extensive schooling in the area and the M4 is easily accessible, leading to Heathrow Airport, Central London, the West Country and the M25.

EPC rating C. Council Tax band G.







#### APPROXIMATE FLOOR AREA

House - 240.04 sq m - 2584 sq ft

Garage - 78.96 sq m - 850 sq ft

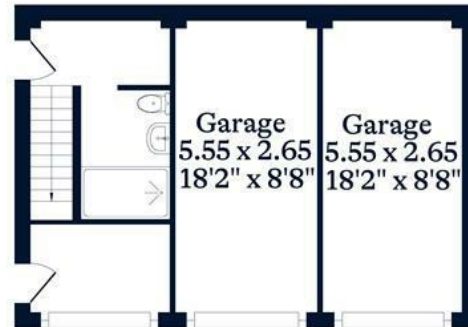
Total - 319.00 sq m - 3434 sq ft

(Gross Internal Area)

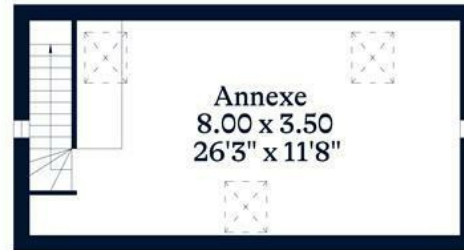


#### NOT TO SCALE

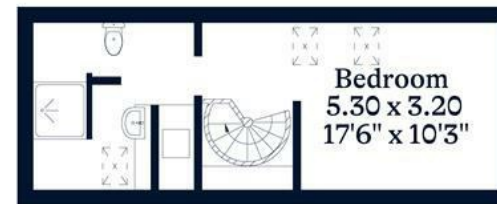
This plan is for illustration purposes only



Garage Ground Floor



Garage First Floor



Second Floor



Ground Floor



First 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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