



**Stable Block, Lake End Road, Dorney, Windsor SL4 6QS**

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## **Stable Block, Lake End Road, Dorney Windsor**

An exceptional five-bedroom detached barn conversion situated close to Dorney Village, tucked away with gated driveway access leading to a very large parking area and double detached barn garage as well as detached home office. The ground floor consists of a double height entrance leading with reception and entertainment spaces divided into three spacious areas, connected to a luxurious kitchen breakfast room with appliances and lighting system, in addition there are two downstairs bedrooms with bathrooms. Upstairs are a further three bedrooms and two bathrooms, with the principal bedroom and en-suite having its own staircase access. Outside is a large reception stone patio and lawn. Nearby facilities include well regarded gastro pubs, Sainsbury's supermarket, Burnham Grammer and Eton college are within 2 miles, Eton Village within 1.5 miles. NB: The property in recent years has been run as a successful Airbnb business, further information can be obtained by contacting the selling agent.



# Lake End Road, Dorney, Windsor, SL4

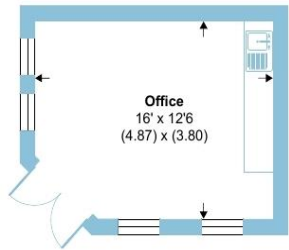
Approximate Area = 2347 sq ft / 218 sq m (excludes void)

Garage = 300 sq ft / 27.8 sq m

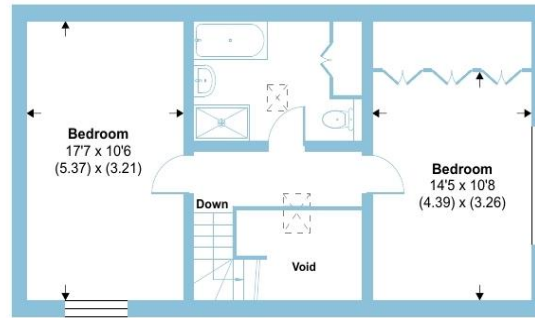
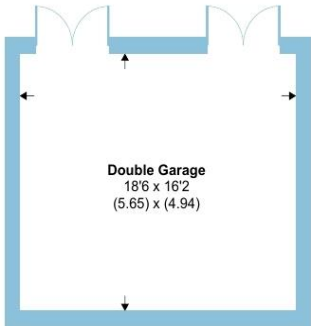
Outbuilding = 191 sq ft / 17.7 sq m

Total = 2838 sq ft / 263.5 sq m

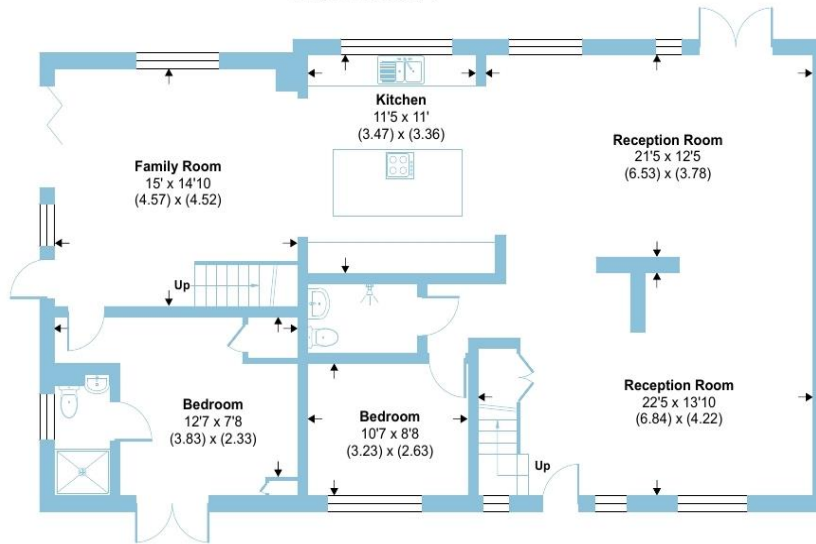
For identification only - Not to scale



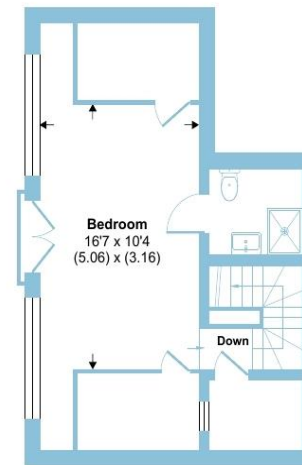
**OUTBUILDING**



**FIRST FLOOR 1**



**GROUND FLOOR**



**FIRST FLOOR 2**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1181707



welcome to

## Stable Block, Lake End Road

- EXCEPTIONAL DETACHED BARN CONVERSION
- TUCKED AWAY WITH GATED DRIVEWAY ACCESS
- VERY LARGE PARKING AREA
- DOUBLE DETACHED BARN GARAGE
- DETACHED HOME OFFICE
- LUXURIOUS KITCHEN BREAKFAST ROOM
- FIVE BEDROOMS
- LARGE RECEPTION STONE PATIO

Tenure: Freehold EPC Rating: C

guide price

**£1,100,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
MHD121783 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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