



Park House
Park Lane | Horton | SL3 9PR

FINE & COUNTRY

Step inside

Park House

A charming detached cottage located on a private lane on a secluded plot in the village of Horton, Berkshire, which is steeped in history and boasts a strong sense of community.

The property consists of four bedrooms, three reception rooms inclusive of kitchen/dining room, two bathrooms and stables block which has been renovated into ancillary space, just perfect for a home office or gym.

The landscaped gardens are truly stunning and set over 1 acre with a bespoke tree house, providing a unique blend of recreational, relaxation, and social spaces for friends & family.

The village of Horton is rich in cultural and recreational activities, from local festivals and markets to country pubs and community sports clubs, offering a well-rounded lifestyle.

Ground floor

As you step through the front door, the hallway seamlessly leads to the living room which benefits from a feature fireplace and the double aspect allows an abundance of natural light to flood the interior space. The fully equipped kitchen includes an oven, gas hob, dishwasher, plenty of workspace and opens up onto the dining area which is the hub of the home. The dining area benefits from a log burner enhancing its warmth and ambiance, making it a cozy retreat during the colder months. There are French doors leading onto the patio terrace and creates a seamless transition and expands the overall entertaining space, ideal for al-fresco dining and outdoor socializing.

In addition, there is a utility room and cloak room and as you first enter the home, there is a downstairs WC.









First floor

The first floor consists of four bedrooms with the principal bedroom benefiting from its own ensuite with bath. In addition, there is a modern 3-piece family bathroom including power shower and underfloor heating.

Second floor

The second floor consists of a 15ft room benefiting from eaves storage and could be converted into an additional bedroom STPP, highlighting a flexible and valuable aspect of the property.





Step outside

Park House

Stables

The stable block has been renovated into ancillary space which offers duplex areas, just perfect for a home office or gym. Alternatively, they could easily be converted back into stables for equestrian living.

Outside

As you first approach, there is a lovely stream running behind the property and a large sweeping driveway allowing ample parking.

The landscaped gardens are truly stunning and set over 1 acre including a bespoke tree house with power points, lighting and zip line, providing a unique blend of recreational, relaxation, and social spaces for friends & family.







Location

Horton, located in Berkshire, England, is a charming village with a rich history and a serene environment. Nestled in the Royal Borough of Windsor and Maidenhead, Horton provides a picturesque setting that's steeped in English rural and historical charm.

The nearby stations of Sunnymeads, Wraysbury & Datchet all offer great connections into London and the M4, M40 & M25 and all a short drive away.

The area is well-suited for families with various attractions nearby. Legoland Windsor Resort, Liquid Leisure Windsor, Burnham Beeches (National Nature Reserve and Special Area of Conservation), Windsor Great Park, Black Park, and Cliveden House.

Freehold

Local Authority: Windsor & Maidenhead

Council Tax Band: G

Services, Utilities & Property Information

Water: Affinity Water

Gas: Ovo energy

Electricity: Ovo energy

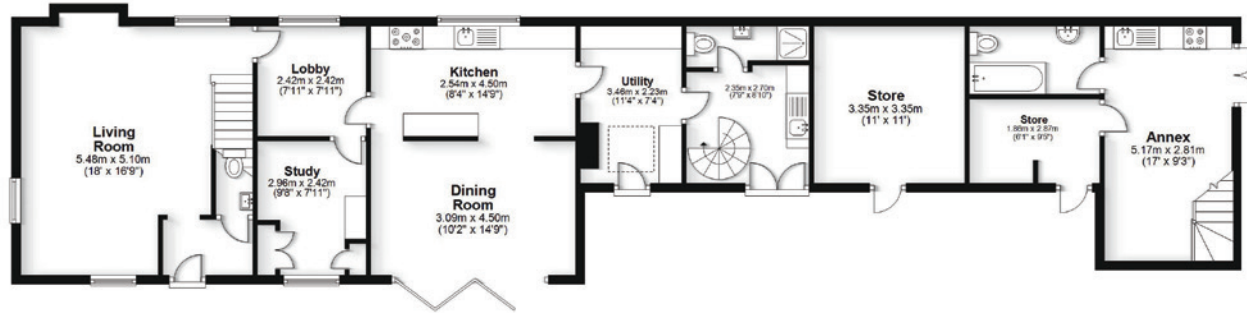
Mobile Phone Coverage: EE, Three, O2, Vodafone. We advise that you check with your provider.

Broadband Availability: Standard 7 Mbps. You may be able to obtain broadband service from these fixed wireless access providers covering your area: EE. We advise that you check with your provider.

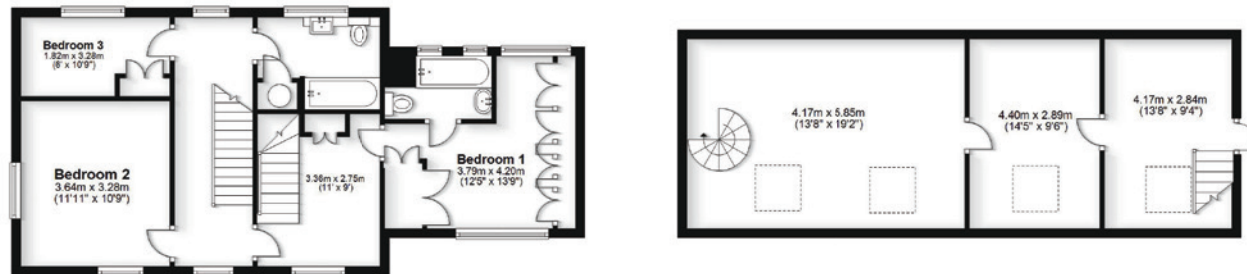




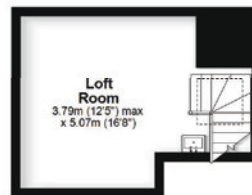
Ground Floor



First Floor



Second Floor



Total area: approx. 268 sq. metres (2884.7 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Fine & Country Windsor
Tel: +44 (0)1753 463633
windsor@fineandcountry.com
Castle Hill House, 12 Castle Hill, Windsor, Berkshire SL4 1PD

