



The Bothy

Lower Farm | St. Leonards Hill | Windsor | Berkshire | SL4 4AN

FINE & COUNTRY





STEP INSIDE

The Bothy

An impressive, charming, and luxurious family home situated within Lower Farm, an exclusive gated community crafted primarily from beautifully repurposed farm structures. Located on one of the most desirable roads in Windsor, this home offers the perfect blend of traditional character and modern elegance, making it an ideal family retreat.

This stunning home boasts five luxurious bedrooms, four modern bathrooms and two charming reception rooms. The main reception room exudes charm with its exposed beams and a cosy inglenook fireplace complete with a log burner, creating the perfect spot to relax and unwind with family and friends. The heart of the home is a bespoke Stoneham eat-in kitchen, complete with a central island and bi-fold doors that open onto the south-facing garden, offering uninterrupted views of the countryside.

The snug lounge at the end of the property offers a peaceful setting away from the main rooms. A versatile study room can be easily adapted as a fifth bedroom, making the space flexible to suit your needs. There is a downstairs bedroom and modern family bathroom with walk in shower.

The first floor features three spacious double bedrooms, each with its own private ensuite, ensuring comfort and privacy for all. The standout is the principal bedroom, which boasts a large dressing area and a luxurious ensuite bathroom. Floor-to-ceiling glass panels flood the room with natural light and provide access to a Juliet balcony, offering breathtaking panoramic views of the surrounding countryside, creating a peaceful and elegant retreat.

Outside, this property offers a beautifully landscaped south-facing garden, featuring lush lawn areas and a wraparound sun terrace, perfect for outdoor relaxation and entertaining while taking in the stunning countryside views. In addition, the home provides a garage and ample parking on a gravel driveway, ensuring convenience for multiple vehicles.

Ground Floor

Upon entering this stunning property, you are welcomed by a spacious entrance hall featuring striking exposed beams and skylights, allowing natural light to flood the space and create a warm, inviting atmosphere. To your left, the main reception room exudes charm, with its exposed beams and a cosy inglenook fireplace complete with a log burner, offering the perfect place to relax and unwind with family and friends. Patio doors lead directly from this room onto the wraparound patio, seamlessly connecting the indoor and outdoor spaces for entertaining.

The heart of the home is the bespoke Stoneham eat-in kitchen, designed with a sleek central island and equipped with modern built-in appliances, including a double oven and integrated wine cooler. This stylish kitchen seamlessly flows into an open-plan dining area. The bi-fold doors open directly onto the south-facing garden, allowing for effortless indoor-outdoor living and offering beautiful views of the surrounding countryside.

There is a large utility room with rear access to the garden providing additional functionality and convenience.

The snug lounge at the end of the property offers a peaceful setting away from the main rooms. The adaptable study room is a great addition, providing the option to convert it into a fifth bedroom if needed. A downstairs double bedroom, along with a modern family bathroom that includes a walk-in shower completes the ground floor.

First Floor

The first floor features three spacious double bedrooms, each with its own private ensuite, ensuring comfort and privacy for all. The standout is the principal bedroom, which boasts a large dressing area and a luxurious ensuite bathroom. Floor-to-ceiling glass panels flood the room with natural light and provide access to a Juliet balcony, offering breathtaking panoramic views of the surrounding countryside, creating a peaceful and elegant retreat.







STEP OUTSIDE

The Bothy

Outside

The beautifully landscaped south-facing garden, featuring lush lawn areas and a wraparound sun terrace is perfect for outdoor relaxation and entertaining while taking in the stunning countryside views.

The property provides ample parking for multiple vehicles on a gravel driveway, along with the convenience of a garage.

Location

Lower Farm is nestled at the top of St Leonards Hill on a prestigious private road. Being on the outskirts of Windsor adds to its appeal, with easy access to a range of amenities, including shops, restaurants, and iconic attractions like Windsor Castle and the Great Park. The nearby racecourse and Legoland make it ideal for leisure and family activities. It's a beautiful balance of tranquil, countryside living while still being close to Windsor's vibrant offerings.

Windsor indeed offers a rich selection of educational options, catering to both private and state school preferences. The presence of renowned private schools like Eton College and St George's Windsor Castle adds significant appeal, especially for families prioritizing academic prestige. Schools like St. Mary's and Heathfield in Ascot, as well as Lambrook in Winkfield Row, provide top-tier education in nearby areas.

For those considering state schools, The Windsor Boys' School and Windsor Girls' School are well-regarded secondary schools, and there are solid choices at the middle and primary levels, including Trevelyan Middle School and St Edwards First and Middle School. Holyport College, a state boarding school with a strong reputation, rounds out the excellent options in the area.

The recently opened Elizabeth Line via nearby Slough, accessible from Windsor Central station, greatly enhances Windsor's connectivity. This line offers direct routes into Central London, providing a faster and more convenient option for commuters and travellers heading to key areas like Paddington, the West End, and even further east towards Canary Wharf. This new transport link, combined with Windsor's proximity to the M4, M25, and Heathrow, makes it an increasingly attractive location for those seeking a balance between countryside living and easy access to London.

Services, Utilities & Property Information

Water: Thames Water

Sewerage: Thames Water

Gas: EDF

Electricity: EDF

Mobile Phone Coverage – EE, Three, O2, Vodaphone. 5G is predicted to be available around your location from the following providers: EE, Three, O2, Vodaphone. We advise that you check with your provider.

Broadband Availability – Superfast 49 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.

Construction Type: Standard construction – Brick

Garage Parking space: 1

Off Road Parking Spaces: 4-5

Part of the Lower Farm Management Company, contributing £50 per month per household to cover shared costs for the road, lights, gate, and other agreed services.

Tenure – Freehold

Directions

Postcode: SL4 4AN

Local Authority: Windsor & Maidenhead

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agent Louis Byrne Fine & Country on Tel Number +44 (0) 1753 463633

Website

For more information visit F&C Microsite Address <https://www.fineandcountry.co.uk/windsor-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Council Tax Band: G

Tenure: Freehold



GROSS INTERNAL AREA: 2552 sq ft, 237 m²
 OPEN TO BELOW & LOW CEILINGS: 399 sq ft, 37 m²
 GARAGE: 134 sq ft, 12 m²

OVERALL TOTALS: 3085 sq ft, 286 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-64	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046. Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Trading As: Fine & Country Windsor Printed 23.10.2024



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