



Oak Tree House  
61 Horton Road | Datchet | Berkshire | SL3 9HD







# STEP INSIDE

## Oak Tree House

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A newly renovated family home nestled in a tranquil cul-de-sac in the charming village of Datchet, just 1.2 miles from the historic Windsor Castle.

This stunning home consists of five bedrooms, four luxurious bathrooms, three reception rooms including a modern open planning kitchen dining area and an external home gym.

The beautifully landscaped front and rear gardens are mainly laid to lawn, complemented by a BBQ patio area, perfect for al fresco dining and entertaining.

At the front, the property benefits from a garage and off street parking providing ample parking space for multiple vehicles.

### Ground Floor

Upon entering, you are greeted by an spacious entrance hall that leads seamlessly to the hub of the home, a stunning open plan kitchen dining area and family room.

Renovated to the highest of specifications, the kitchen features a central island and premium built-in appliances, including a Miele double oven, Siemens induction hob, integrated dishwasher, fridge/freezer and a wine cooling fridge.

The exquisite parquet flooring perfectly complements the bespoke media unit in the adjoining family area. Full-width bi-fold doors open directly onto the garden creating seamless indoor and outdoor living spaces.

The dual-aspect sitting room offers a warm, inviting space, ideal for relaxing with a good book or enjoying quiet evenings with family.

A versatile study room, complete with its own ensuite shower room, offers flexibility to serve as a sixth bedroom, ideal for guests, home working, or multi-generational living.

Completing the ground floor is a generously proportioned utility/boot room with direct access to the garden, and a stylish downstairs WC located just off the main entrance hall.

A newly installed Wi-Fi network helps ensure perfect signal coverage across the entire house.

### First Floor

There are five double bedrooms on the first floor with two of the bedrooms benefitting from luxurious ensuite bathrooms. The principal bedroom ensuite features a freestanding bath and a walk-in shower whilst the second bedroom ensuite has a modern walk in shower.

The remaining bedrooms are served by the beautifully appointed family bathroom, which also includes a freestanding bath and a walk-in shower, combining both style and practicality for busy family life.











# STEP OUTSIDE

## Oak Tree House

### Outside

The property features beautiful wraparound rear and front gardens, predominantly laid to lawn, complemented by a BBQ patio area with seating, perfect for outdoor entertaining.

A standout feature is the detached home gym, complete with bi-fold doors that open onto the garden allowing for a bright, airy workout space with serene garden views.

To the front, the home offers a private garage and generous off-street parking, easily accommodating multiple vehicles and adding to the overall convenience and appeal of this exceptional residence.

### Location

Located in the picturesque Thameside village of Datchet, just east of historic Windsor, this property enjoys a charming and convenient setting. The village itself offers a traditional green, an array of local shops for daily essentials, cosy pubs, and popular restaurants—perfectly blending community charm with everyday practicality.

Travel connections are exceptional. The M4 (Junction 5) is just 1.5 miles away, offering swift access to the M25, Heathrow Airport, Central London, and the wider motorway network. For commuters, Datchet Station provides regular rail services to London Waterloo, while Windsor Central connects to London Paddington via Slough on the fast and modern Elizabeth Line.

Families are well catered for, with a wide selection of highly regarded schools nearby. Options include prestigious independents such as St George's, Upton House, Eton College, and Eton End, as well as respected state schools including Datchet Montessori School, St Mary's, and Windsor Boys' and Girls' Secondary Schools.

### Services, Utilities & Property Information

Water: Thames Water

Sewerage: Thames Water

Gas: British Gas

Electricity: British Gas

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

Broadband Availability: Ultrafast 1000 Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Three FTTP. We advise that you check with your provider.

Garage Parking Spaces: 1

Off Road Parking Spaces: 4-5

Construction Type: brick

Tenure – Freehold

Local Authority: Windsor & Maidenhead

Council Tax Band: F

### Directions

Postcode: SL3 9HD what3words: secure.humble.assets

### Viewing Arrangements

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

### Website

For more information visit Fine & Country Windsor <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





Ground Floor



First Floor



Total area: approx. 388 sq. metres ( 4162 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other fixtures are approximate only. Total area includes garages and outbuildings - Fully House Property Marketing - Unfurnished representation provided. Please contact us for further details.



Council Tax Band: F  
Tenure: Freehold



LOUIS BYRNE

PARTNER AGENT

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