



Pear Tree House
22 Montagu Road | Datchet | Berkshire | SL3 9DJ



STEP INSIDE

Pear Tree House

A beautifully renovated family home set across three spacious floors, ideally situated on a highly sought-after residential road in the picturesque village of Datchet, just one mile from the iconic Windsor Castle.

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

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

At the rear, the property benefits from a gym studio, store room and off street parking providing ample parking space for multiple vehicles.

Accommodation summary Ground Floor

Upon entering, you're welcomed by an elegant entrance hall that flows effortlessly into the first reception room — a cosy snug lounge featuring a charming log burner and a striking feature fireplace. It's the perfect retreat to relax and unwind.

The heart of the home is truly exceptional, a stunning open-plan kitchen, dining, and sitting area designed with both style and functionality in mind. Renovated to the highest specifications, the kitchen boasts a striking central island and premium built-in appliances, including a Richmond Deluxe range cooker. Thoughtfully crafted bespoke touches include a hidden coffee station and a discreet cocktail bar, both beautifully

illuminated with custom lighting, making this space perfect for both everyday living and entertaining.

The adjoining sitting area is bright and airy, enhanced by beautiful bay windows that flood the space with natural light. Bi-fold doors open directly onto the garden, effortlessly blending indoor and outdoor living, perfect for summer entertaining.

Completing the ground floor is a generously proportioned utility/boot room with direct access to the garden, and a stylish downstairs WC.

The ground floor features wet underfloor heating throughout, along with a newly installed Wi-Fi network to ensure perfect signal coverage across the entire house.

First Floor

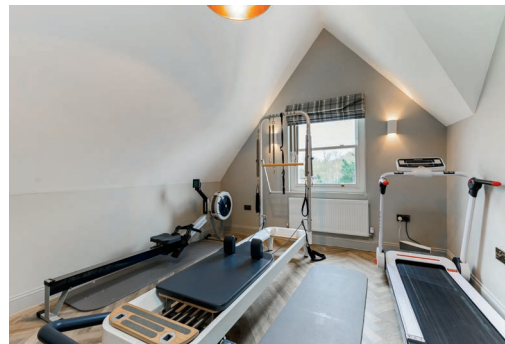
There are five double bedrooms on the first floor with two of the bedrooms benefitting from luxurious ensuite bathrooms.

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

Second Floor

The second floor consists of a further double bedroom, a spacious study room, 29ft games room and a spacious WC which has scope to be converted into an additional bathroom.







STEP OUTSIDE

Pear Tree House

The property features beautifully landscaped rear gardens, predominantly laid to lawn, complemented by a large patio area, perfect for outdoor entertaining.

A standout feature is the detached home gym overlooking the garden allowing for a bright, airy workout space along with a snug patio area.

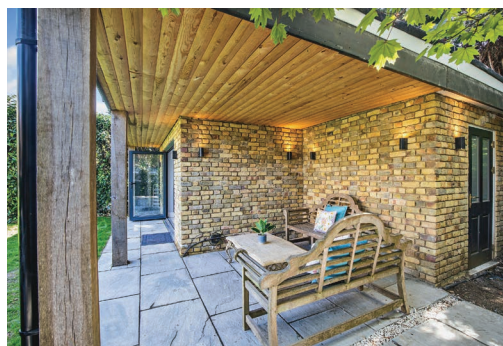
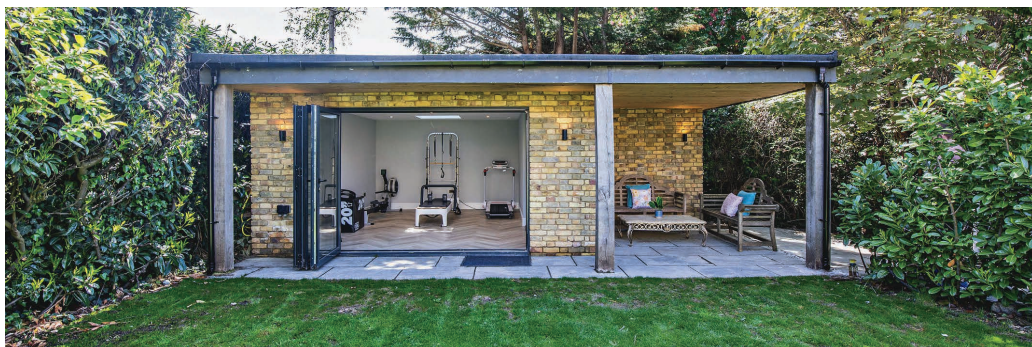
To the rear, the home offers a store room and generous off-street parking, easily accommodating multiple vehicles and adding to the overall convenience and appeal of this exceptional residence.

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.



INFORMATION

Pear Tree House

Services, Utilities & Property Information

Water: Thames Water

Sewerage: Thames Water

Gas: British Gas

Electricity: OVO

Construction Type: Brick

Off Road Parking Spaces: 4-5

Tenure: Freehold

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: FTTP, Ultrafast 1800 Mbps. You may be able to obtain broadband service from these. Fixed Wireless Access providers covering your area. EE, Three. We advise that you check with your provider.

Directions

Postcode: SL3 9DJ what3words: stick.post.hiking

Local Authority

Windsor & Maidenhead

Council Tax Band: F

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>

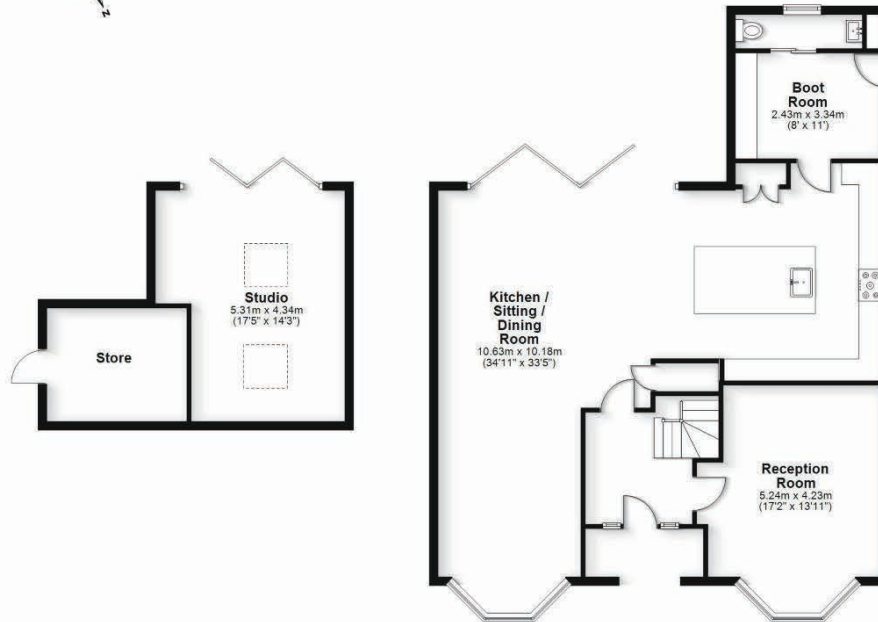
Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

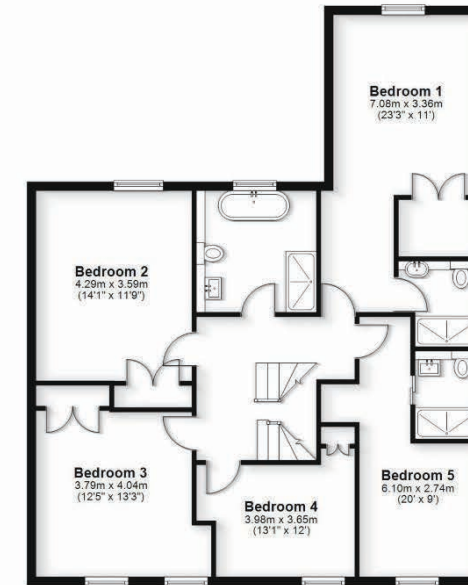




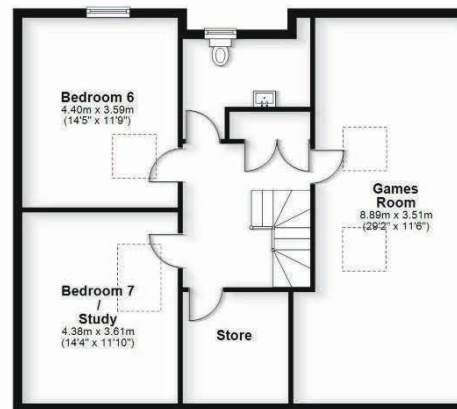
Ground Floor



First Floor

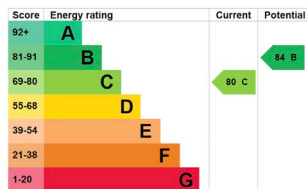


Second Floor



Total area: approx. 339.7sq. metres (3657 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - 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.



Council Tax Band: F

Tenure: Freehold



LOUIS BYRNE

PARTNER AGENT

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