



6 THE HATCH

Windsor, Berkshire



**STOWHILL
ESTATES**
BERKSHIRE

SCALE, SECLUSION AND VERSATILITY

Set within a generous 0.61-acre plot and accessed via an in-and-out horseshoe driveway with electric gates, this attractive home offers over 4,000 sq ft of flexible accommodation, including an attached, two-bedroom annexe.

With mature, private, south-west facing gardens and expansive, flexible accommodation, this is a property that combines lifestyle appeal with practical everyday living.



Approaching the house, the tone is set early for what's to come. Close to the quiet of Windsor marina, as you turn off the main no-through road onto the leafy, private circular road that is The Hatch, you immediately get a sense of privacy and seclusion. The two sets of smart, black, metal gates for the in-and-out drive are connected by further centrally positioned black metal fencing, while mature planting screens the house from view.

Beyond the gates, the block-paved drive and detached double garage provide ample parking, while the front elevation of the house with its gabled porch and unique, chapel-esque glazed double doors offer an undoubtedly handsome façade, all complemented by the front lawn and surrounding foliage.



A WARM WELCOME

Stepping inside, once through the internal porch, a generous reception hall guides you into a layout that has been designed with both family life and entertaining in mind.

The ground floor offers a series of distinct living spaces each with its own character, all interconnected by and easily accessed from the considerable entrance hall.

The underfloor heated study sits at the front of the house to the left, an ideal retreat for home working allowing views of any comings and goings on the driveway outside.

Also off the entrance hall is a WC and handy good size boot room, perfect for keeping coats and shoes tucked away.





MADE FOR EVERYDAY LIVING OR ENTERTAINING

To the back of the house, the sizeable main living room extends towards the rear garden. A large, light-filled space with underfloor heating and a feature open fireplace with stone surround and mantel piece – perfect for cosy evenings or large gatherings. French doors draw the eye to the garden and invite you out onto the patio and lawn beyond.







EAT, DRINK AND BE MERRY

The kitchen and dining room sit at the opposite end of the main house and also connect you to the annexe should you desire. They provide a striking open-plan space blending contemporary design with practical functionality.

Warm wooden cabinetry is offset by sleek white finishes and frosted glass accents, while black granite worktops provide durability and visual impact.

The kitchen area is also distinctly sectioned from the dining space thanks to the use of different flooring and a characterful, curved change in floor level.

There are a Neff dishwasher and microwave and a Stoves freestanding oven with gas hob as well as space for a large fridge freezer.

This sociable area is ideal for both everyday meals and entertaining alike and also includes a set of French doors to the patio and garden, making outdoor entertaining or family BBQ's a breeze.





GUEST ANNEXE OR EXTENDED LIVING SPACE

In our opinion, one of the most appealing aspects of this property is the flexibility of the accommodation. Central to that is the thoughtfully designed annexe. Attached yet self-contained, it provides excellent flexibility for multigenerational living, guest accommodation, live-in staff or even rental potential.



The ground floor offers a spacious living/dining room, fully operational kitchen, bedroom and newly refurbished bathroom, making it fully functional without the need to access the main house and allowing single-story living if preferred.

The large upstairs room can also operate as a further double bedroom, additional living space or even an office. With its own independent entrances and even a private garden area, this is a space that adapts effortlessly to different needs over time.

Alternatively, the layout of the entire property can be utilised as a seven-bedroom family home with additional living spaces, an option for an extra office or games room and a large separate utility in the annexe kitchen.



A GOOD NIGHT'S SLEEP

The main house continues to impress on the first floor with five bedrooms and two bathrooms. The principal suite is a relaxing retreat, enjoying views across the extensive rear gardens. This generously proportioned space features a luxurious 4-piece en suite with separate bath and shower, twin vanity sinks and bespoke fitted storage. The bedroom area itself has a real sense of space and whilst it is a big room, that also comes from the large windows and elevated ceiling height. The built-in wardrobes and bench seating in the window make this a terrifically useable room to spend time in, even when you aren't asleep.





At the opposite end of the landing is bedroom 2, a good-sized double bedroom with handy built-in wardrobes and views over the rear garden. Next door, bedroom 3 provides another double room with lovely views while bedroom 4 is the last room overlooking the rear garden and is another double room with built-in wardrobes. Bedroom 5 is the only bedroom looking out to the front of the house and is the final double bedroom. All 4 of these additional bedrooms provide excellent family accommodation and are served by a well-appointed 4-piece family bathroom.

Regardless of which room you are in, each one benefits from views over the surrounding greenery, reinforcing the home's sense of privacy and calm.

It's also worth mentioning on a practical note, there is a large loft space above the house, accessed by a ladder from the landing, which is terrific for extra storage and may even have potential for the creation of additional living space (STPP) if desired.





A GARDEN OASIS

Outside, the grounds form an integral part of the property's appeal. Facing south-west, the rear garden is bathed in sunlight throughout the day and offers a wonderful balance of large open lawn, mature trees and carefully landscaped spaces.

A large deck and patio provide excellent options for dining or entertaining, while the pretty pond adds to the overall sense of tranquillity.





Tucked away on one side, the attractive, circular Breeze House summer house offers a lovely, sheltered spot to relax with friends and, thanks to the power, lighting and heat lamp, this might just become your favourite space, no matter the season.

Totally un-overlooked, the garden feels like a private refuge where the outside world becomes a distant memory.



PRACTICAL TOUCHES

Practicality has been given equal weight alongside lifestyle.

The detached double garage with electric doors provides secure parking and storage, including an additional eaves storage area, while two additional large garden sheds ensure there is ample room for tools, bikes or equipment.

The horseshoe driveway not only adds a sense of grandeur to your arrival but also allows for easy parking and turning, even when accommodating multiple vehicles.



ROUND & ABOUT

Situated in the desirable hamlet of Water Oakley, just next to Oakley Green and down the road from Windsor, this house is terrifically well positioned to offer a combination of secluded, semi-rural living and with immediate easy access to all you might need.

The Hatch itself is a no through road which is accessed just off another no through road, meaning very little in the way of passing traffic, affording both peace and privacy.

Windsor is an historic and vibrant town, home to Windsor Castle and over 5,000 acres of Windsor Great Park with its sweeping landscapes, woodland and trails. The town hosts a rich calendar of events including the Windsor Horse Show, The Windsor Flower Show, Swan Upping on the Thames, Windsor Dog Show and seasonal highlights such as Windsor on Ice and the monthly Farmers' Market. Theatre lovers will appreciate the varied programme at Windsor Theatre Royal.

Transport links are equally strong. Windsor & Eton Central station provides services to London Paddington (via Slough and the Elizabeth Line), while Windsor & Eton Riverside connects directly to London Waterloo. The M4 is a short drive and Heathrow Airport is accessible in just 20 minutes, making national and international travel straightforward and convenient. Various local bus services and cycle routes further enhance connectivity.

For families, the schooling possibilities are excellent. Local state options include The Windsor Boys' School, Windsor Girls' School, Trevelyan Middle School, St Edward's First and Middle Schools. Private schools nearby include the world-renowned Eton College, St George's Windsor Castle, Upton House and Heathfield in Ascot, with Papplewick and Lambrook also within easy reach.

There's plenty in terms of sport and leisure, too. Windsor Leisure Centre offers a pool, gym, classes and sports facilities, while the surrounding area caters for virtually every sporting interest. Braywick leisure centre in Maidenhead is also not far at all and provides great facilities including padel tennis courts. Golf courses at Wentworth, Sunningdale and Foxhills are within easy reach; Ascot and Windsor Racecourses provide equestrian excitement; Guards Polo Club offers world-class polo; and rowing or sailing can be enjoyed on the Thames, or perhaps you want to get even more involved with the boating lifestyle and make use of Windsor marina just a few hundred metres away. Extensive walking and cycling are available locally and of course, don't forget to make use of Windsor Great Park. Some of the current owner's favourite spots for a stroll are The Long Walk, Savill Garden and Burham Beeches.

When it comes to food and drink there are so many great options in this area from restaurants in Windsor to local country pubs to fine dining in the gastronomic destination that is Bray. For weekly shops or picking up essentials, you have a few options with a Tesco or Aldi under 5 minutes away or Waitrose in Windsor which is about a 10-minute drive.



THE FINER DETAILS

Council Tax Band - G

Services - Mains electricity, gas, water and drainage

Heating - Gas central heating with radiators & underfloor heating in some rooms

Distances - <9 minutes from the M4

~8 minutes from Windsor Royal Station & Windsor town centre

<20 minutes from London Heathrow

Local Authority - Royal Borough of Windsor & Maidenhead



FLOOR PLAN



APPROXIMATE AREA:

| | | |
|---------------------|--------------------|-----------------------|
| GROUND FLOOR | 179 m ² | 1,929 ft ² |
| FIRST FLOOR | 180 m ² | 1,723 ft ² |
| TOTAL ACCOMMODATION | 339 m ² | 3,652 ft ² |
| GARAGE | 36 m ² | 391 ft ² |
| TOTAL | 375 m ² | 4,043 ft ² |



GROUND FLOOR



FIRST FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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SELLING UNIQUE AND BEAUTIFUL HOMES

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