



WINDSOR GREAT PARK



2 Red Lodge

Bagshot Road, RG12 0SL

AVAILABLE • UNFURNISHED

£1,700 per calendar month



Accommodation

This newly decorated three bedroom detached family home is situated within woodland. The property comprises two reception rooms, a large kitchen, utility room, cloakroom, three bedrooms (one with en-suite) and a family bathroom. Also offering a large garden, garage and off street parking.

Reception Room One

With a wood burner and wood effect flooring.

Reception Room Two

With wood effect flooring.

Kitchen

Neutrally decorated with white eye and base level units, built in electric oven, a gas hob with extractor over and an integrated dishwasher. There is space for a fridge freezer. With slate effect flooring.

Utility Room

Space and plumbing for a washing machine and tumble dryer. With slate effect flooring.

Downstairs Cloakroom

Comprising a white WC and a wash hand basin with slate effect flooring.

Stairs

Leading to landing with doors to bedrooms, bathroom and airing cupboard. There is a storage cupboard under the stairs.

Master Bedroom

Neutrally decorated and carpeted. With en-suite.

En-Suite

Comprising a white bath with shower attachment, WC, a wash hand basin, a heated towel rail and wood effect flooring.

Bedroom Two

Neutrally decorated and carpeted.

Bedroom Three

Neutrally decorated and carpeted.

Family Bathroom

Comprising a white bath with shower attachment, WC, a wash hand basin, a heated towel rail and wood effect flooring.

Outside

Tarmac driveway leading to property and garage.

To the front:- large lawn area surrounded by trees and shrubs.

To the rear:- large mature garden laid to lawn surrounded by trees and shrubs.

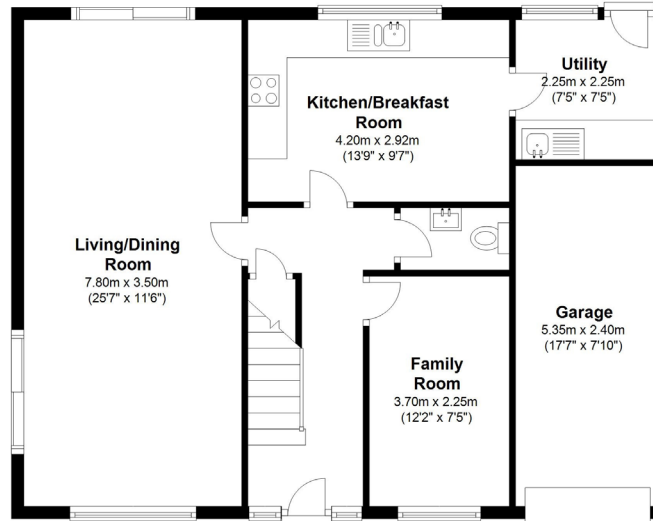




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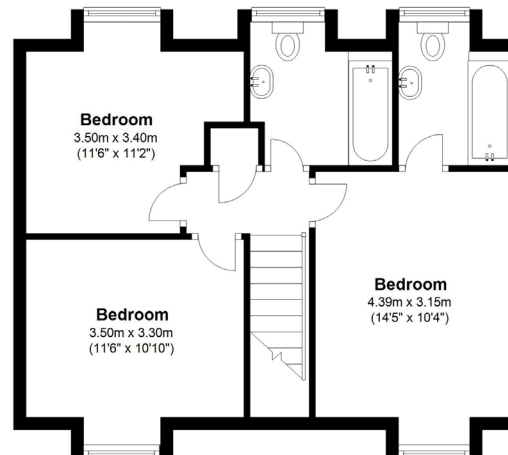
Ground Floor

Approx. 79.8 sq. metres (859.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Total area: approx. 128.4 sq. metres (1382.3 sq. feet)

These are estimated figures based on the average of three floor plans provided. Actual measurements of rooms, walls and doors are subject to change and should be used as a guide only. The plan is not intended to be used as a guide to the actual dimensions of the property. The plan is not intended to be used as a guide to the actual dimensions of the property. The plan is not intended to be used as a guide to the actual dimensions of the property.



Windsor Great Park Lettings, The Crown Estate Office
Windsor Great Park, Windsor, Berkshire SL4 2HT

Property Enquiries: 01753 847531
Email: lettings@windsorgreatpark.co.uk

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement.



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About The Local Area

Windsor is a truly unique place to live where the iconic castle overlooks a contemporary town centre, whilst the spectacular 4,800 acres of Windsor Great Park provide a green haven for walking, cycling and horse riding less than 30 miles from the bustle of central London.

Rich in regal heritage, Windsor's royal connection attracts visitors from across the globe to enjoy the Park's long stretches of gently undulating landscape and ancient oaks that were once part of a Norman hunting forest. The more formal landscapes of The Savill Garden, Valley Gardens and Virginia Water Lake can be found on the south-east side of Windsor Great Park, where The Savill Garden showcases plants from around the world and is well known for its horticultural excellence and year-round displays.

For a family day out, the wide paths around Virginia Water Lake offer walks and easy cycling, with refreshments available in the Pavilion overlooking the lake.

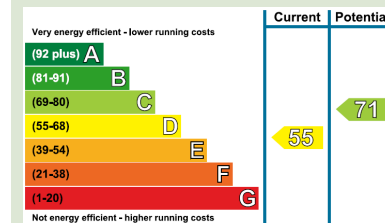
Windsor also offers an extensive array of shops and restaurants, boat trips along the Thames, an arts centre and theatre. Attractions in the area include Ascot Racecourse, Guards Polo Club, a number of first-class golf courses, and further afield on the Bracknell side of the estate, the fun-filled Look Out Discovery Centre and Go Ape at Swinley Forest.

Transport

There are two central train stations in Windsor, from where passengers can travel directly to Waterloo, or to Paddington via the Windsor to Slough shuttle. There are also good rail links to London Waterloo from nearby Egham and Virginia Water. Windsor is conveniently situated along the M4 corridor, giving a direct route into the capital and to Heathrow Airport, and easy access to the M25, M3 and M40.

Education

There are a number of excellent schools in Windsor and the surrounding area. Please refer to the local council websites for state schools or isc.co.uk for independent schools in the area.



The deposit held against the inventory will be 5 weeks of the rental.