



CHATTERTON | REES



12 Orchard Lea Drift Road, Windsor, SL4 4RP  
£1,615,000





# 12 Orchard Lea Drift Road

Windsor, SL4 4RP

- Five Bedrooms
- Study
- Gated
- Four Bathrooms
- Double Garage
- Stunning Finish

Located within a 19th-century former printing press converted in 2020–2021, this beautifully renovated home combines character with high-quality modern finishes. Positioned at the rear of a private development set within four acres, Beaufort House benefits from excellent ceiling heights, elegant interiors, a double garage and two additional allocated parking spaces.

The ground floor offers a welcoming entrance hall with parquet flooring, an elegant sitting room with feature fireplace and French doors to the garden, and a stunning triple-aspect kitchen–breakfast room with shaker cabinetry, quartz worktops and a central island. A utility room, additional reception room ideal as a study or snug, underfloor heating and air-conditioning throughout complete the space.

Arranged over two upper floors are five bedrooms, three with en suites, plus a family bathroom. The principal suite enjoys garden views, a walk-in wardrobe and a luxurious en suite with roll-top bath and walk-in shower. All bedrooms benefit from built-in wardrobes.

The rear garden features a patio for outdoor dining and a well-maintained lawn bordered by trees and shrubs. Residents enjoy access to Windsor Forest and the Great Park, with Ascot High Street and Windsor nearby. Excellent transport links include stations at Eton & Windsor and Ascot, with Heathrow Airport approximately 13 miles away and easy access to the M4 and M25.

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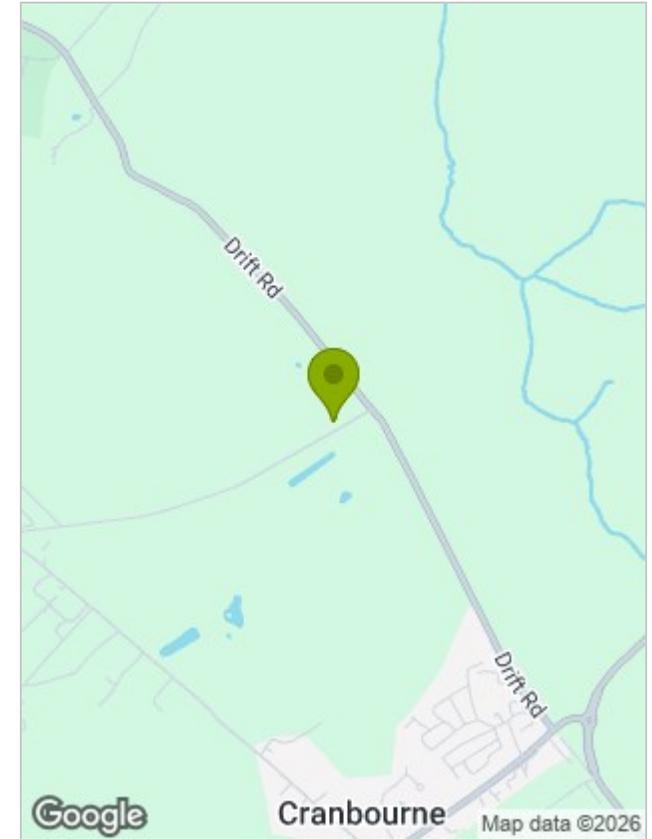




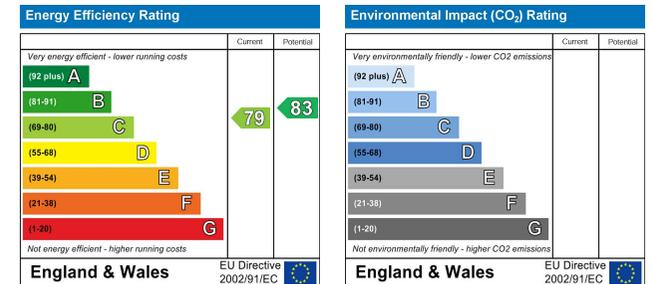
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.