




QUEEN ANNE'S ROAD

Windsor | Berkshire



STUNNING DETACHED HOME ON A PRESTIGIOUS PRIVATE ROAD

with direct garden access to Windsor Great Park.

			EPC
7-8	6	3-4	D

Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: H

Tenure: Leasehold

Ground rent: £300.00

Service charge: £878.00

Guide Price: £3,550,000



SOUTHMEAD IS A BEAUTIFUL HOME

On a prestigious private road with direct access to Windsor Great Park, the property has been finished to an exceptional standard with some unique features; a double height curved glass window featuring a spiral staircase, guest suite with imposing glass doors giving wonderful garden views and first floor balconies from which to enjoy the garden.

The ground floor boasts a double height reception hall. The spacious sitting room is double aspect with a feature fireplace with double sided wood burner. The room is open plan to the family room creating wonderful flexible family and entertaining space.





DESIGNED TO BE THE HEART OF THIS SPECTACULAR HOME

the kitchen/breakfast room has a large central island, integrated appliances, warming drawer, freezer drawer, wine fridge and charging drawer. The breakfast area has attractive built-in storage. The guest bedroom suite has wonderful views over the garden. This floor is completed by a study and utility room.

On the first floor the main bedroom suite is beautiful with stylish en suite bathroom, walk-in wardrobe sitting room with fireplace and balcony. The gym has full height windows opening to a Juliet balcony and en suite shower room. The games room has bi-folding doors opening onto a triangular balcony with glorious garden views. There three further beautifully presented bedrooms and a family bathroom on this floor. On the second floor are two further bedrooms, as well as a family bathroom.

The beautifully landscaped gardens have been designed to complement the house. To the rear are terraces close to the house with built-in lighting. A decked pathway leads up the garden to a pergola with opening roof, rain sensors and lighting. The woodland garden with a gate providing access to Windsor Great Park.





TO THE FRONT OF THE PROPERTY

is a substantial driveway, formal garden with central water feature and paved terrace.

Southmead is situated next to Windsor Great Park and the Long Walk. Windsor is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London.

Windsor offers a fine choice of shops, bars and restaurants. The additional facilities of the historic town of Eton may be accessed from Windsor via a footbridge.





LOCATION

Transport links are good with rail access to London Waterloo and Paddington via Slough from Windsor & Eton Riverside and Windsor Central stations respectively. Access to the M4 is via junction 6 leading to Central London, Heathrow Airport and the M25, in turn linking with the M3 and M40.

There are many excellent local schools such as St George's and Upton House in Windsor, Papplewick, St George's and St Mary's in Ascot, and the famous Eton College.

There is a wide range of sporting facilities in the area including golf at Wentworth and Sunningdale. Horse racing can be found at both Windsor and Ascot, polo and horse riding in Windsor Great Park.



Approximate Gross Internal Area

Main House 5271 sq. ft / 489.72 sq. m

Garage 308 sq. ft / 28.62 sq. m

Outbuildings 100 sq. ft / 9.30 sq. m

Total 5679 sq. ft / 527.64 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

(Including Basement / Loft Room)
Approximate Gross Internal Area = 489.69 - 527.6 sq m / 5,271 - 5,679 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Sion Colenso

+44 1344 293150

Sion.Colenso@knightfrank.com

Knight Frank Windsor

59-60 Thames Street, Windsor, SL4 1TX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

