WINDSOR GREAT PARK









Station Lodge

Bagshot Park, GU19 5PH

AVAILABLE • UNFURNISHED

£1,950 per calendar month





WINDSOR GREAT PARK

Accommodation

A newly refurbished two bedroom detached home located within Bagshot Park. The property comprises a reception room, kitchen, two bedrooms, a study and a bathroom. Also offering a garage, outside storage and off street parking as well a rear garden.

Hallway

With doors leading to:

Reception

With wood effect flooring and a wood burner. Door leads into the kitchen.

Kitchen

Neutrally decorated with eye and base level units, built in electric oven and hob with an extractor over and an integrated dishwasher. With tiled flooring. There is a door leading to the garden.

Bathroom

Comprising white WC, a wash hand basin, a bath with a shower over and a heated towel rail with vinyl flooring.

Bedroom One

Neutrally decorated with wood effect flooring.

Bedroom Two

Neutrally decorated with wood effect flooring and a feature fireplace.

Outside

Access to garden via a gate to the rear. There is also a garage and another outbuilding for storage.

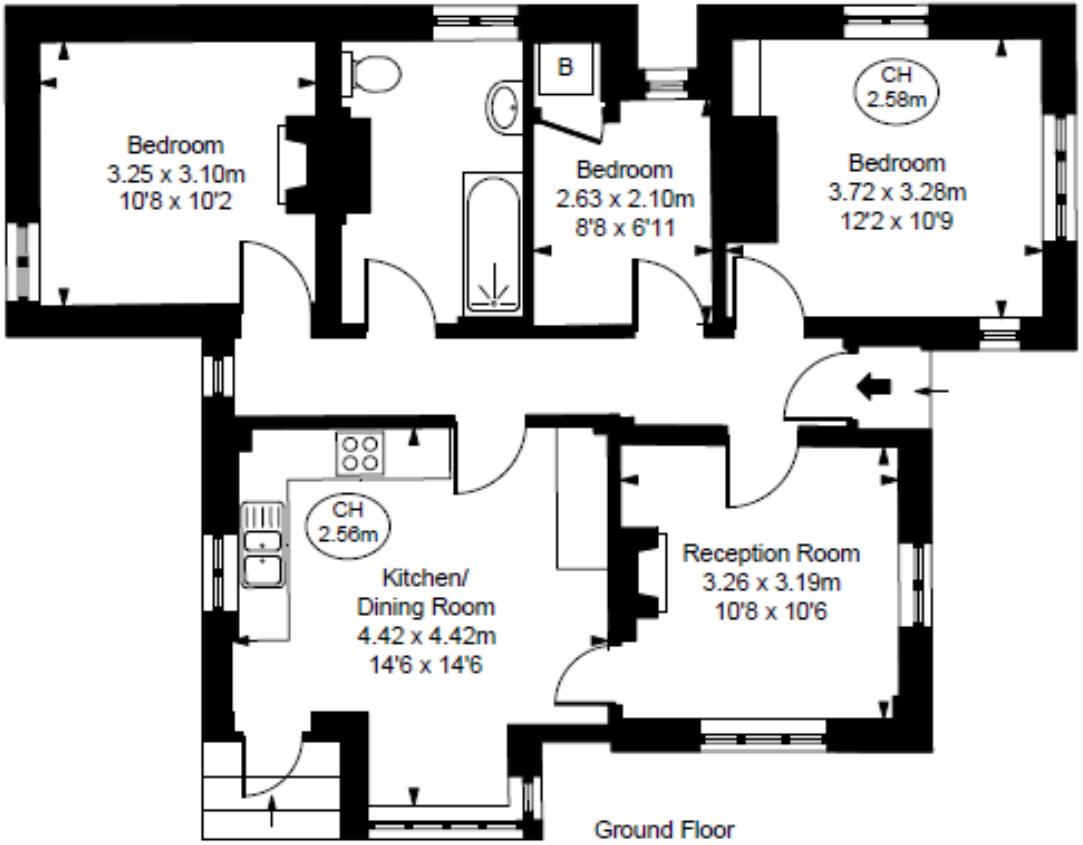
Council Tax Band

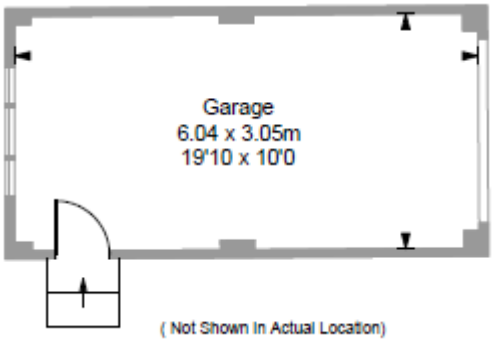
Band 'E'.

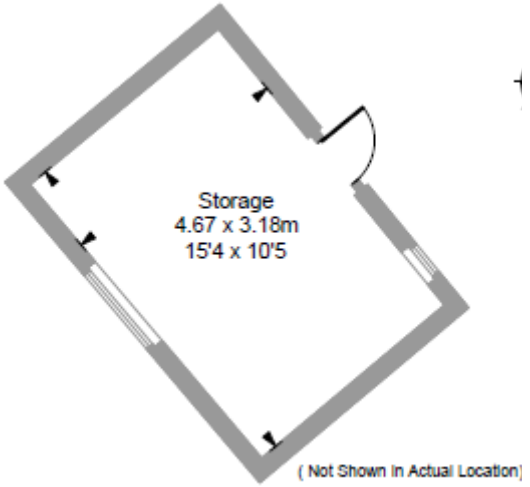




FLOORPLAN


Bedroom
3.25 x 3.10m
10'8 x 10'2
B
Bedroom
2.63 x 2.10m
8'8 x 6'11
CH
2.58m
Bedroom
3.72 x 3.28m
12'2 x 10'9
CH
2.56m
Kitchen/
Dining Room
4.42 x 4.42m
14'6 x 14'6
Reception Room
3.26 x 3.19m
10'8 x 10'6
Ground Floor


Garage
6.04 x 3.05m
19'10 x 10'0
(Not Shown In Actual Location)


Storage
4.67 x 3.18m
15'4 x 10'5
(Not Shown In Actual Location)







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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

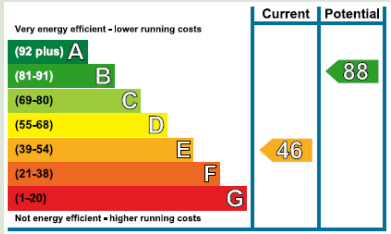
There are a number of excellent schools in Windsor and the surrounding area. Please refer to the local council websites for state schools or isc.co.uk for independent schools in the area.

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.



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