



WINDSOR GREAT PARK



3 Home Farm
Bagshot Park, GU19

AVAILABLE • UNFURNISHED
£2,600 per calendar month



WINDSOR GREAT PARK

Accommodation

A spacious barn conversion style house, located in a small quiet development within Bagshot Park. The property boasts a large open plan reception, kitchen/dining area, utility room, downstairs bedroom/study and a cloakroom. The first floor offers three bedrooms, a family bathroom and en-suite to the master bedroom. The property has a patio area looking onto a maintained communal garden. It also offers two parking spaces.

Hallway

With wood effect laminate flooring with doors leading to cloakroom, study/bedroom four, utility room, kitchen/dining room, reception room & utility room.

Downstairs Cloakroom

With vinyl flooring. With white suite comprising WC and wash hand basin.

Bedroom/Study

With wood effect laminate flooring. Cupboard housing boiler.

Utility Room

With vinyl flooring, a range of base level units with space and plumbing for a washing machine and condenser dryer also space for further fridge freezer. Cupboard housing hot water system.

Storage Cupboard

Two large storage cupboards.

Kitchen / Dining Room

With flooring to match the hallway. A range of base level beech effect units with two built in electric ovens and gas hob, space and plumbing for dishwasher, fridge freezer and under counter fridge. Step leading to the reception room.

Reception Room

With flooring to match kitchen and large square neutral carpet area to the middle. Doors to patio.

Stairs

Leading to first floor landing.

Master Bedroom

Stairs leading down to bedroom which is neutrally decorated and carpeted with built in double wardrobes with sliding doors for hanging space and eaves storage cupboards. Door leading to en-suite.

En-Suite

With vinyl flooring. White suite comprising bath with shower attachment, WC and wash hand basin.

Bedroom 2

With built in double wardrobe.

Bedroom 3

Bathroom

Vinyl flooring. A three piece white suite comprising bath with shower over, WC and wash hand basin.

Garden

A small patio area leading from living room to walled maintained communal garden.

Parking

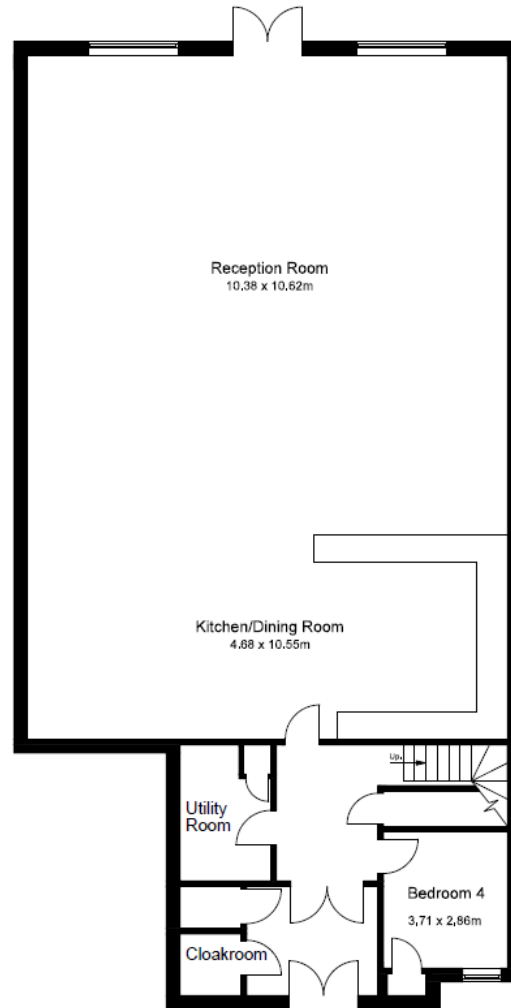
There are two parking spaces outside the boundary of the walled communal gardens.

Council Tax Band G

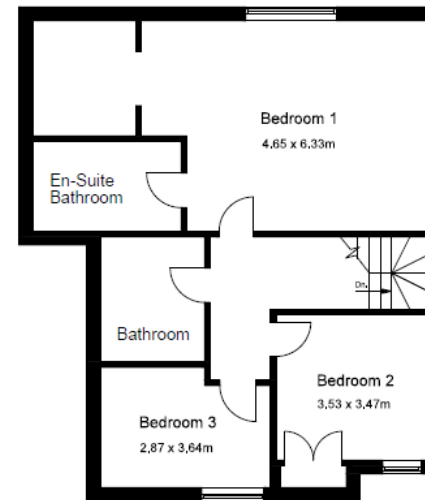


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3 HOME FARM, BAGSHOT PARK, BAGSHOT, GU19 5PJ
Total Area: Approx. 274,9 sqm



Ground Floor
Approx. 197,8 sqm



First Floor
Approx. 77,1 sqm



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C	75	75
(35-48) D		
(23-34) E		
(13-22) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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