



WINDSOR GREAT PARK



The Clockcase

Virginia Water, GU25 4PX

AVAILABLE • UNFURNISHED

£2,750 per calendar month



WINDSOR GREAT PARK

Accommodation

An exceptional opportunity to rent a truly unique home. Available for a long term tenancy, The Clockcase is an historic 18th century gothic tower, originally built under King George III as an observatory. Nestled at the top of the hill at Clock case woods, the tower has recently been refurbished throughout to provide a comfortable two bedroom home with three additional spaces in the tower. Boasting a private garden with 19th century outside stores and garage, historically used as game keeper kennels, stunning views over Virginia Water and a quiet woodland setting this pretty and unusual property is located close to Virginia Water village and station.

The principle living space is arranged over the ground and first floors:-

Kitchen

Neutrally decorated with neutral eye and base level units, built in electric oven and a hob with extractor over and an integrated dishwasher. There is space for a fridge freezer.

Stairs

With under stair cupboard.

Utility Room

Space for under counter washing machine and condenser dryer.

Store cupboard.

Principle reception room

Marble mantelpiece and wood burning stove.

Second reception

Patio doors to garden.

Master Bedroom

Adjoining dressing room/study

Double Bedroom

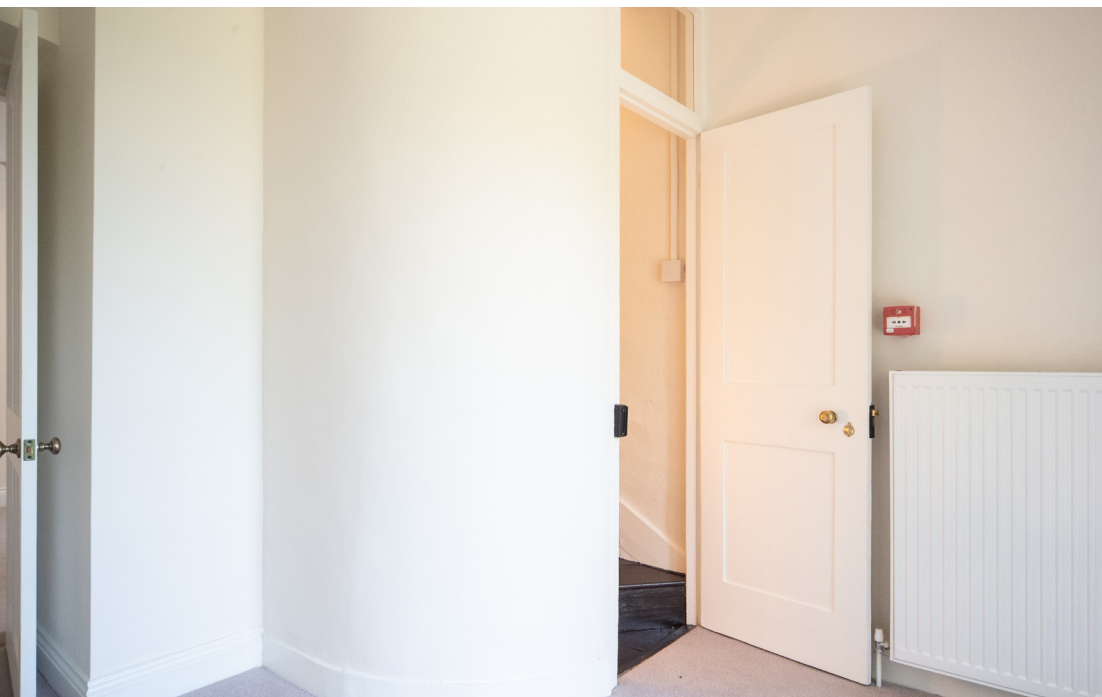
Shower Room

Two further tower spaces on the second and third floors with their own winding staircase. Access is via the forest lane off Christchurch Road.











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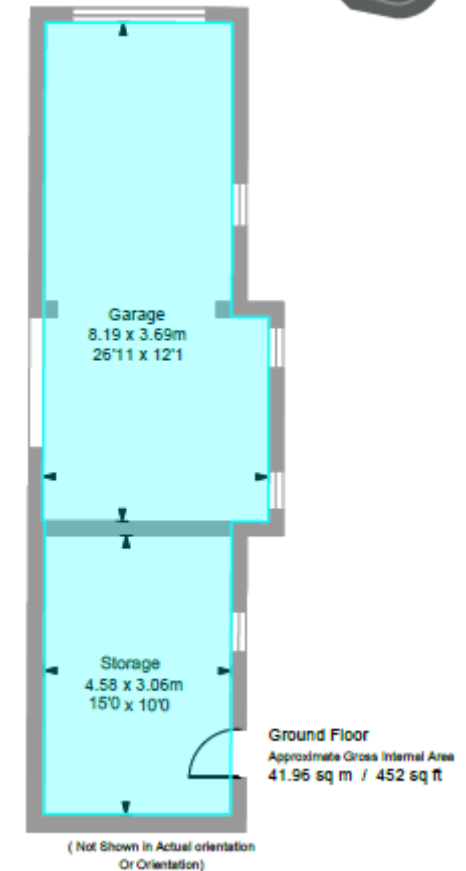
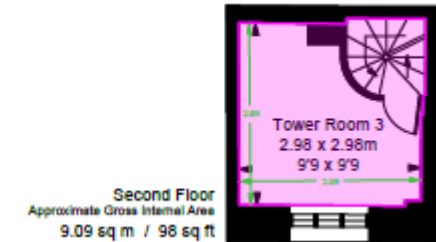
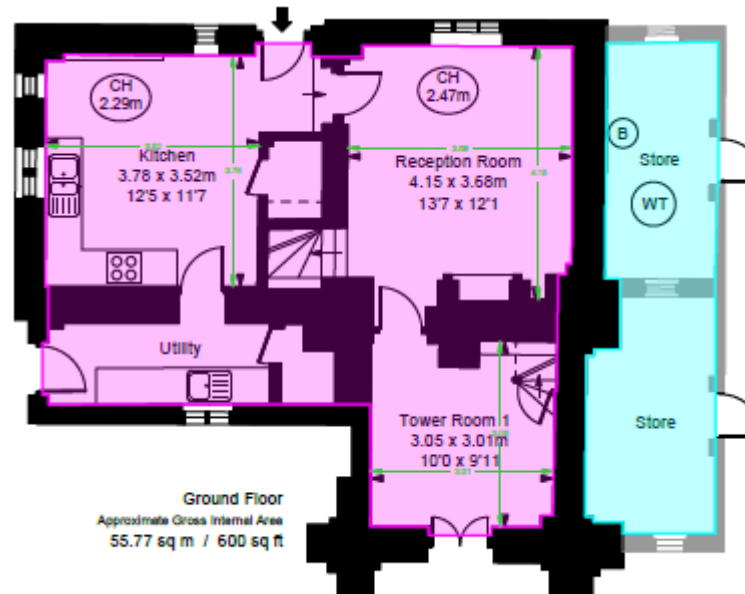
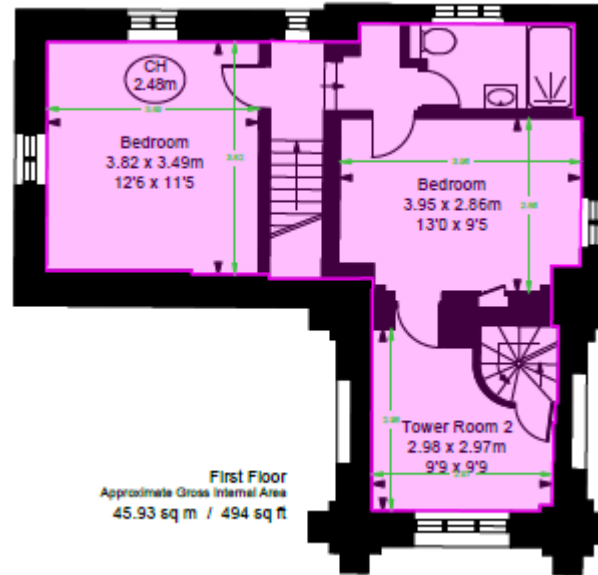
The Clockcase,
Christchurch Road, GU25

- Approximate Gross Internal Area
122.31 sq m / 1,317 sq ft
- Garage / Outbuilding
41.96 sq m / 452 sq ft
- Store
15.21 sq m / 164 sq ft

Total Areas Shown on Plan
179.48 sq m / 1,932 sq ft

(Including restricted height
under 1.5m □ = □)

(CH = Ceiling Heights)





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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