



49 Horton Road  
Datchet | Berkshire | SL3 9EP

 FINE & COUNTRY

# STEP INSIDE

## 49 Horton Road

Set behind secure electric gates and approached via an impressive driveway, this charming, detached residence in the sought-after village of Datchet is located just one mile from the historic Windsor Castle.

Full of character and charm, the home offers five generous double bedrooms and three beautifully appointed bathrooms. The principal suite benefits from a luxurious spa-style en suite and enjoys stunning views across the gardens.

The versatile accommodation includes four reception rooms, featuring an inviting front reception room with exposed brick fireplace and characterful exposed beams, alongside an eat-in kitchen and adjoining dining room ideal for family living and entertaining.

A unique feature of the home is the panelled room and marble pillars, which were sourced from the Royal Fort Belvedere in Windsor Great Park.

The exterior is equally impressive, with expansive dual-aspect gardens comprising a large patio area, extensive lawns, a feature pond, and a fully insulated external gym, which also offers excellent potential as a home office or studio. The substantial grounds provide significant scope for further development, subject to the necessary planning permissions.

Further benefits include a garage and ample driveway parking for multiple vehicles.

### Ground Floor

Upon entering Cranleigh, you are welcomed by an impressive entrance hall featuring a striking staircase, setting the tone for the character and charm found throughout the home. The hallway leads to a charming front reception room complete with oak wood flooring, exposed brick fireplace, and exposed beams, creating a warm and inviting atmosphere.

Flowing seamlessly from here is the dining room, also benefitting from oak wood flooring and a triple aspect outlook that floods the space with natural light. The separate eat-in kitchen is accessed from the dining room and is complemented by a separate utility room and downstairs WC.

The principal reception room is wonderfully bright and spacious, enjoying a dual aspect, feature fireplace, and direct access to a cosy garden room overlooking the grounds

### First Floor

The first floor comprises four generously sized double bedrooms and three beautifully appointed bathrooms. The principal bedroom is a true standout feature, boasting a luxurious spa-style en suite complete with a walk-in shower, freestanding bathtub, bespoke lighting, and wonderful views across the gardens.

The remaining bedrooms on this floor are served by a stylish family bathroom, thoughtfully designed with bespoke lighting, a walk-in shower, and separate bath.

### Second Floor

The second-floor bedroom, currently arranged as a games and TV room, provides a fantastic and versatile living space. This floor also benefits from a contemporary en suite shower room and extensive eaves storage, which spans the full footprint of the house.











# STEP OUTSIDE

## 49 Horton Road

### Outside

The outside space is a true haven, featuring a large patio area accessed directly from both the kitchen and garden room, ideal for outdoor dining and entertaining. Beyond lies an expansive dual-aspect garden with lush greenery, extensive lawns, a feature pond, and bespoke lighting designed for evening enjoyment.

An insulated home gym provides excellent flexibility and could easily be converted into a home office or studio space. The substantial grounds also offer significant scope for further development, subject to the necessary planning permissions.

In addition, the property benefits from a garage/workshop and ample driveway parking for multiple vehicles.

### Location

Located in the picturesque Thameside village of Datchet, just east of historic Windsor, this property enjoys a charming and convenient setting. The village itself offers a traditional green, an array of local shops for daily essentials, cosy pubs, and popular restaurants, perfectly blending community charm with everyday practicality.

Travel connections are exceptional. The M4 (Junction 5) is just 1.5 miles away, offering swift access to the M25, Heathrow Airport, Central London, and the wider motorway network. For commuters, Datchet Station provides regular rail services to London Waterloo, while Windsor Central connects to London Paddington via Slough on the fast and modern Elizabeth Line.

Families are well catered for, with a wide selection of highly regarded schools nearby. Options include prestigious independents such as St George's, Upton House, Eton College, and Eton End, as well as respected state schools including Datchet Montessori School, St Mary's, and Windsor Boys' and Girls' Secondary Schools.

### Services, Utilities & Property Information

Local Authority: Windsor & Maidenhead  
Tenure: Freehold | EPC: E | Council Tax Band G  
Construction Type: Brick  
Utilities: Water: Thames Water, Electricity: EDF, Gas: EDF  
Mobile Phone Coverage: 5G is predicted to be available in your area. We advise that you check with your provider.  
Broadband Availability: FTTP Ultrafast broadband available in your area. We advise that you check with your provider.  
Garage Parking Spaces: 1  
Off Road Parking Spaces: 8-10

The title contains historic covenants and provisions, including restrictions on use of the property to a private dwellinghouse only and provisions confirming that no rights of light or air are enjoyed over adjoining land. Buyers are advised to rely on their legal adviser to confirm the full extent and effect of any rights or restrictions contained within the title.

### Directions

Please use the following link to locate the property:  
SatNav <https://what3words.com/> Postcode: SL3 9EP  
what3words: ///issued.tribal.pack

### Viewing Arrangements

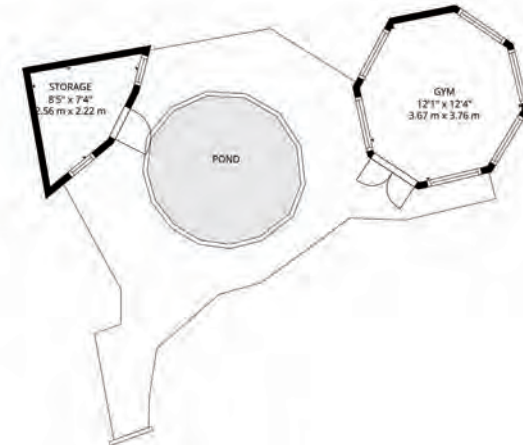
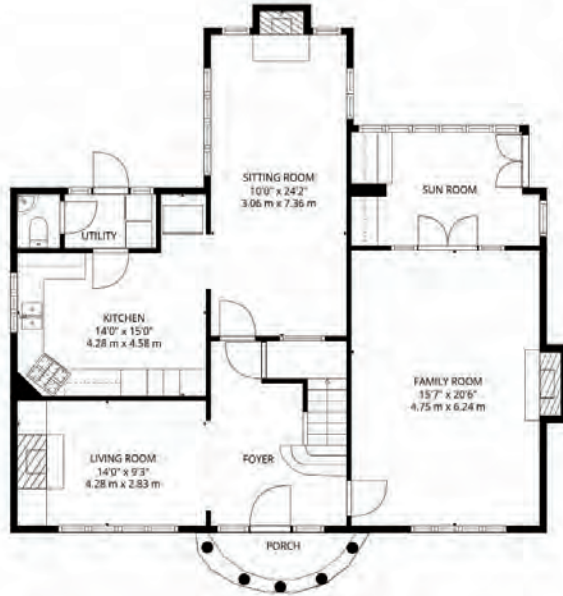
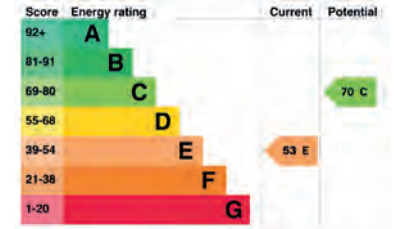
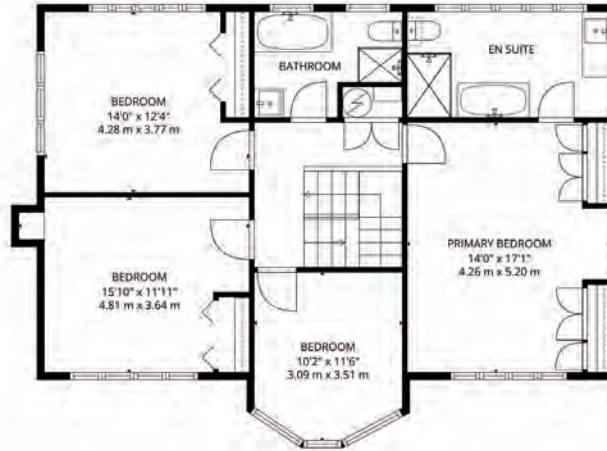
Strictly via the vendors sole agents Fine & Country Windsor, Louis Byrne - +44 (0)1753 463 633

### Website

For more information visit Fine & Country Windsor and Englefield Green [windsor@fineandcountry.com](mailto:windsor@fineandcountry.com)

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm  
Saturday - 9.00 am - 4.30 pm  
Sunday - By appointment only



**TOTAL: 3023 sq. ft, 282 m2**  
**OUTBUILDINGS: 125 sq. ft, 12 m2, GROUND FLOOR: 1140 sq. ft, 106 m2, FIRST FLOOR: 998 sq. ft, 93 m2, SECOND FLOOR: 760 sq. ft, 71 m2**  
**EXCLUDED AREAS: STORAGE: 52 sq. ft, 5 m2, " " : 322 sq. ft, 30 m2, GARAGE: 262 sq. ft, 24 m2,**  
**PORCH: 44 sq. ft, 4 m2, FIREPLACE: 17 sq. ft, 2 m2, LOW CEILING: 133 sq. ft, 13 m2,**  
**WALLS: 280 sq. ft, 26 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 09929046. Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Trading As: Fine & Country Windsor Printed 24.06.2026





**LOUIS BYRNE**  
PARTNER AGENT

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