



Pelling Hill, Old Windsor
Berkshire, SL4

HAMPTONS
INTERNATIONAL

Beyond your expectations

Detached 6 Bedroom Family Home with One Bed Annexe

6 Bedrooms | 4 Bathrooms | 4 Reception Rooms | Kitchen/Breakfast Room | Utility Room | 1 Bedroom Annexe | Garage

Guide Price £1,695,000 Freehold

Description

A substantial 6 bedroom, 4 bathroom detached property with a one bedroom annexe backing onto private woodland, located in the desirable and private Pelling Hill in Old Windsor.

Beautifully presented, Crinan provides expansive and versatile family accommodation throughout. A large hallway gives access to all rooms including a sitting room with french doors leading directly onto a stone paved terrace at the rear, a study, family room and front aspect dining room with log burner fireplace.

An impressive kitchen/breakfast room offering superb views over both the garden and woodland beyond is superbly equipped with granite and wood worksurfaces and includes a central island, breakfast bar, integrated dishwasher, fridge/freezer and range cooker. A separate utility room provides additional storage and rear access to the garden. Double doors open onto a family room sitting adjacent to the kitchen, whilst a study, cloakroom and ground floor bedroom with ensuite. complete the arrangement for the ground floor.

Stairs lead to 5 bedrooms and main family bathroom. Of particular note are built in wardrobes and eaves storage to nearly all bedrooms, whilst the master bedroom and bedroom two benefit from ensuite bathrooms and enjoy rear woodland views.

Outside

Approached via gates with a gravelled driveway leading to a garage, providing parking for numerous cars. To the rear, beautifully landscaped gardens open onto a large

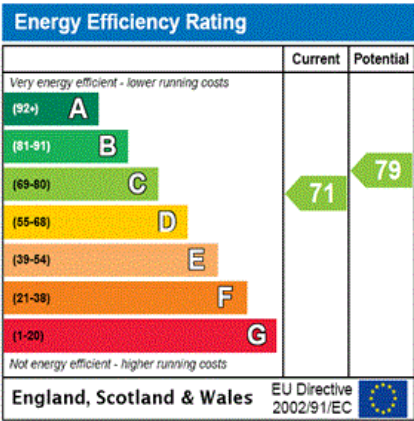
private woodland area.

Location

Situated in a highly desirable residential location in Old Windsor close to local shopping facilities with larger towns of Windsor and Staines approximately four miles in either direction. The historic site of Runnymede is close by and provides rural walks and access to the River Thames. For the commuter there are two train stations serving London Paddington (via Slough) and London Waterloo. Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; polo and horse riding in Windsor Great Park; golf at Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on some stretches of the River Thames. An excellent range of well-regarded schools are available in both the independent and state sectors, including St George's, Upton House, Brigidine, Eton College, St John's Beaumont, Kings Court Primary, St Peters Middle School and Windsor Boys' and Girls' Secondary Schools. In addition, there are also school coach services from Old Windsor to St George's Weybridge, Sir William Perkins School, Chertsey, Hampton School for boys and The Lady Eleanor Holles School for girls, (both in Hampton).

Additional Information

With it's own separate entrance, Crinan has a one bedroom annexe containing bedroom, sitting room, bathroom, cloakroom and kitchen.

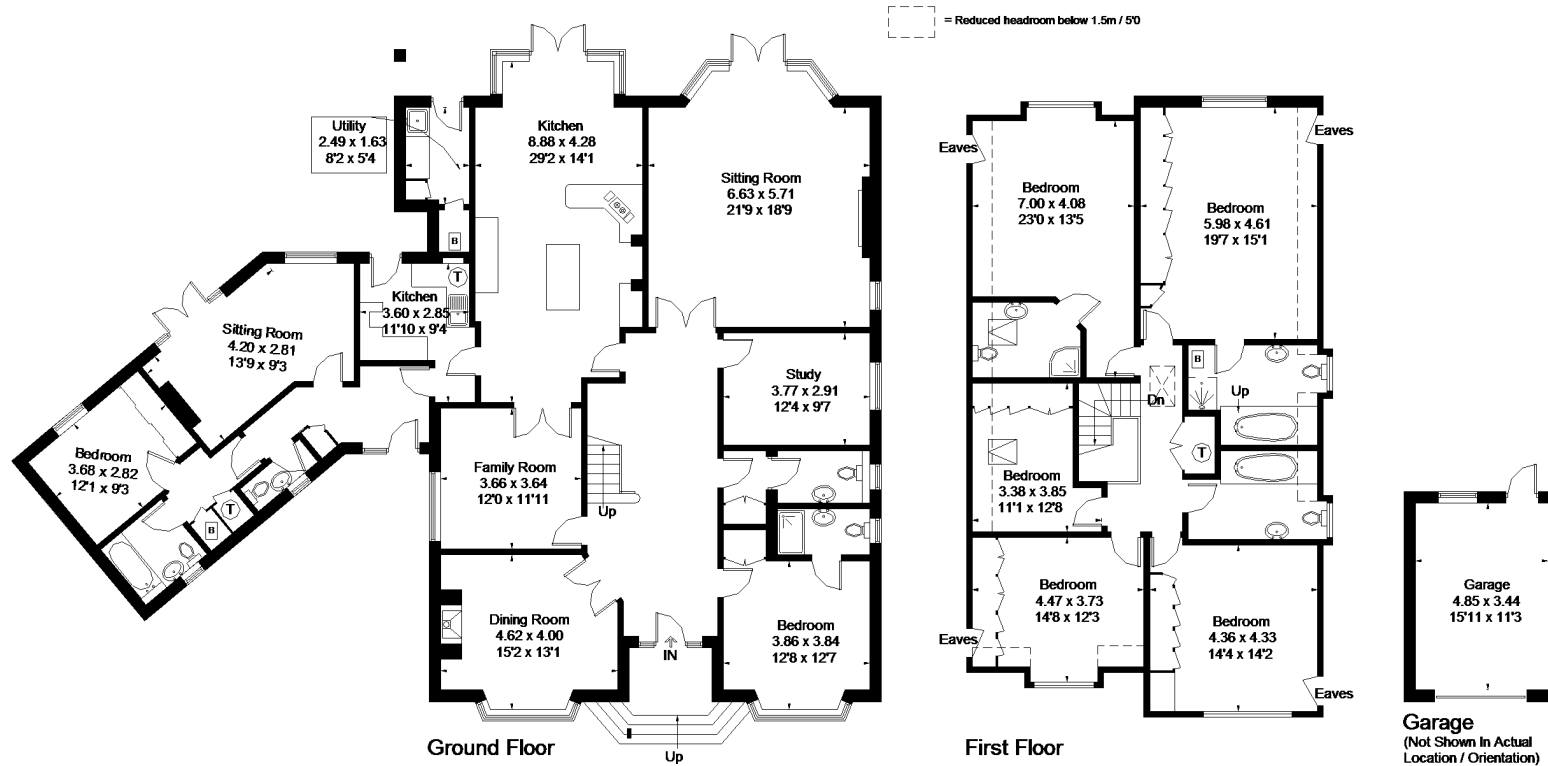


Pelling Hill, Old Windsor, Windsor

Approximate Gross Internal Area = 363.5 sq m / 3913 sq ft

Garage = 16.9 sq m / 182 sq ft

Total = 380.4 sq m / 4095 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 154143

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

