



Brachen House, Hatch Lane, Windsor
Berkshire, SL4



Beyond your expectations

Four Bedroom, Three Bathroom Family Home

Hamptons International

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4 Bedrooms | 3 Bathrooms | Sitting Room | Open Plan Kitchen/Breakfast/Dining Room | Study | Laundry Room | Garden | Parking

Guide Price £795,000 Freehold

Description

Brachen House, an impressive semi-detached four bedroom, three bathroom new build home with private parking and garden located in the Clewer village area of Windsor.

Built to a high specification, features include zoned underfloor heating throughout the ground floor, Bosch appliances, quartz worksurfaces, porcelain wall and floor tiles with underfloor heating in the bathrooms.

Accommodation comprises a dual aspect sitting room, study and cloakroom leading to a stunning contemporary open plan kitchen/dining/family room with bi-fold doors to the garden. The kitchen includes quartz worksurfaces, double oven, fridge/freezer, dishwasher, wine cooler and bar area. The family room area with full width bi-folding doors opens onto a paved terrace and generous garden beyond.

First floor houses 4 bedrooms, separate laundry room and main family bathroom. Of particular note, the master bedroom and bedroom two both benefit from ensuite bathrooms.

Outside

Driveway parking is provided for two cars at the front of the property and the rear garden is landscaped mainly to lawn with a paved terrace. Garden storage is provided with a timber shed.

Location

Brachen House is located in the Clewer Village area on the fringes of the town centre, and is ideally placed to take advantage of the excellent range of shops, bars and restaurants that Windsor has to offer.

For the commuter there are two train stations serving London Paddington and London Waterloo both from Windsor, in addition to the Waterloo line from Datchet.

Road communications are excellent with access to the M4 from junction 6 which leads to both the M25 motorway network, Heathrow Airport & central London.

Sporting and leisure facilities are varied with horse racing at both Windsor and Ascot, polo and horse riding in Windsor Great Park, golf at Sunningdale and Wentworth and rowing/boating on the River Thames.

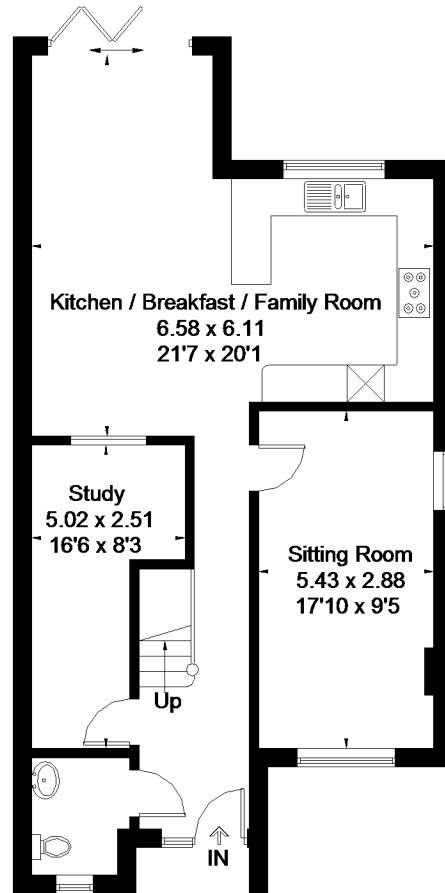
An excellent range of schools are available in both the Independent and State sectors, including St George's, Upton House, Brigidine, Eton College, St. John's Beaumont, Papplewick and Lambrook-Haileybury, Clewer Green, Hilltop & Oakfield First Schools, Trinity St Stephen, St Edwards Catholic Middle School and Windsor Boys and Girls Secondary Schools to name a few. In addition, Hatch Lane is well placed for a number of well regarded Grammar schools in Slough: St Bernards Catholic Grammar, Herschel Grammar, Upton Court Grammar and Langley Grammar School.



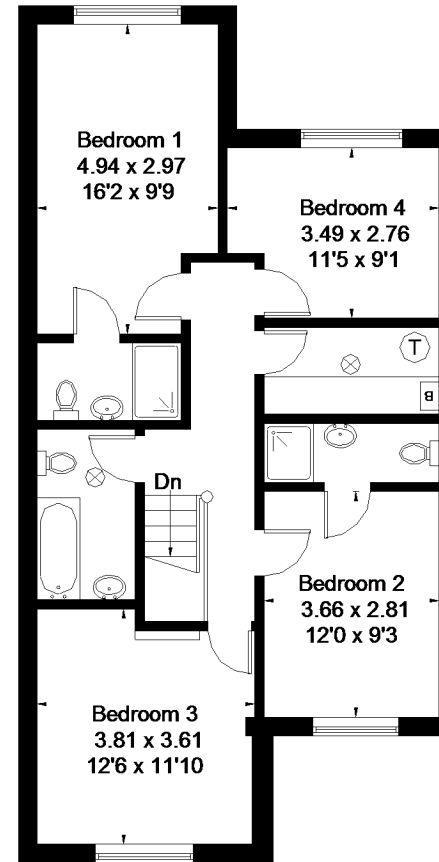
EPC Graph currently not available

Bracken House, Hatch Lane, Windsor

Approximate Gross Internal Area = 145.7 sq m / 1568 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 193238

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.

