

 4  3  2



O
H

Hatton Hill, *Windlesham*

OSBORNE HEATH

Rarely available on prestigious Hatton Hill - A Spacious Family Home with and an Exceptional Garden

Tucked away in a discreet position on desirable Hatton Hill, this charming four-bedroom detached home offers generous space, privacy and excellent potential. Set on a quarter-acre plot, it features a beautifully landscaped south-facing garden ideal for year-round relaxation and entertaining.

The welcoming entrance hall leads to a versatile study/family room, cloakroom and a well-equipped kitchen/breakfast room. At the rear, the sitting and dining rooms enjoy lovely garden views, with bi-fold doors that link the indoors to the outdoors as well as being anchored by a stylish gas fireplace. In addition, the home has been extended to the rear, offering a generous 20-foot family room with a charming bay window overlooking the garden and also with access to the outdoors.

Upstairs, there are four bedrooms with the principal bedroom boasting a private en-suite bathroom. The three additional bedrooms are well-appointed and served by a family bathroom.

A utility room and WC sit conveniently behind the double garage, with internal access and a side entrance for added practicality.

Outside, the secluded south-facing garden offers multiple seating areas, mature planting and superb privacy. The property also benefits from driveway parking for several vehicles and an attached double garage.

Hatton Hill is close to Windlesham village. The local area has the finest private and state schools including Gordon's, Hall Grove, Hurst Lodge, The Marist, St. George's, St. Mary's, Sunningdale, Valley End and Windlesham Village. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Queenswood, Sunningdale Golf Club, The Berkshire, Wentworth Club, Windsor Great Park and Windsor Castle. The nearest train stations are Bagshot and Sunningdale where trains run to London, Guildford and Reading. Windlesham is also convenient for the M3, M4, M25 and Heathrow Airport. EPC Rating: D | Council Tax Band: G





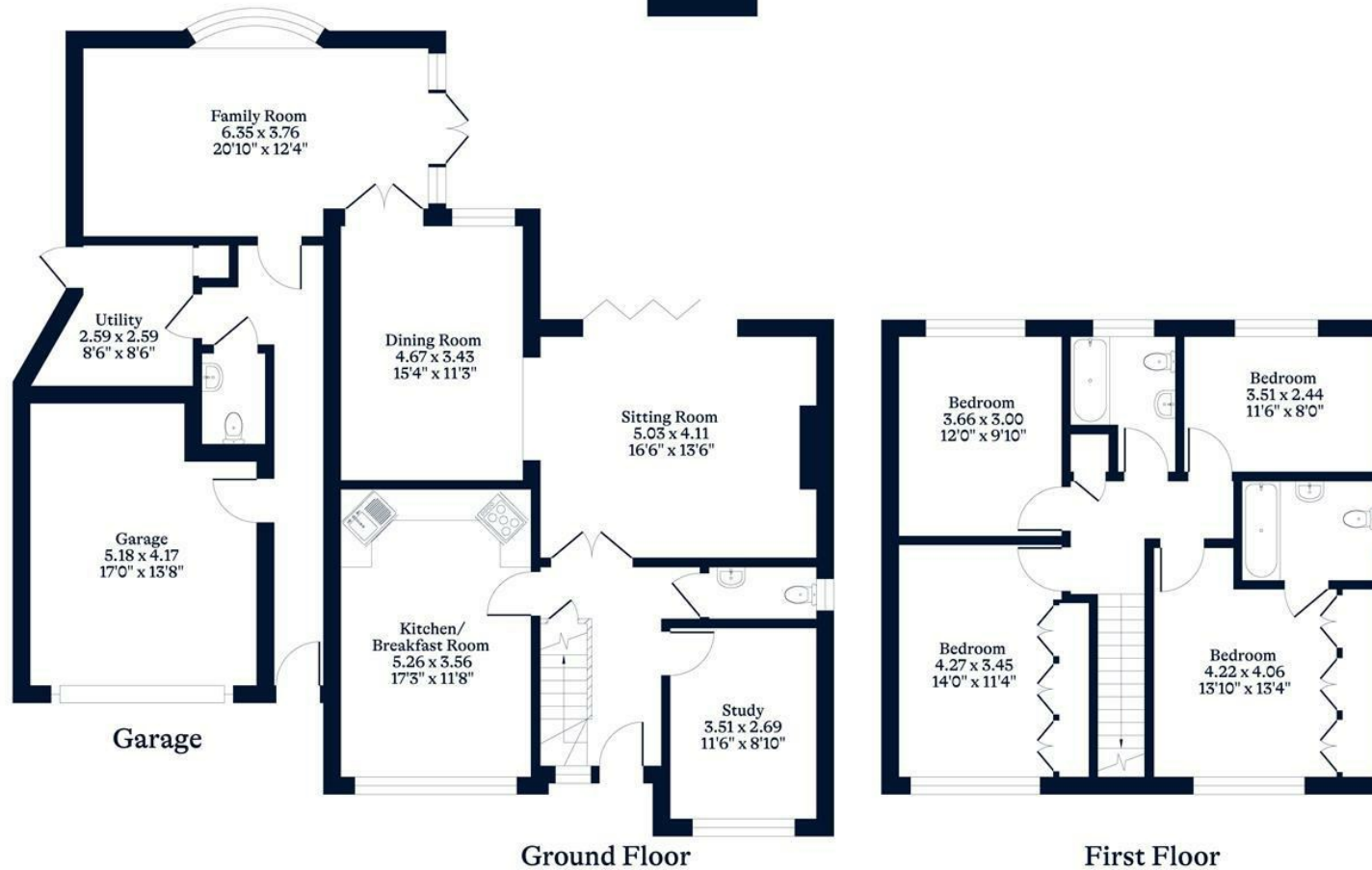
APPROXIMATE FLOOR AREA

House - 193.60 sq m - 2084 sq ft
Garage - 20.20 sq m - 217 sq ft
Total - 213.80 sq m - 2301 sq ft
(Gross Internal Area)

OSBORNE
HEATH

NOT TO SCALE

This plan is for illustration purposes only



OSBORNEHEATH.CO.UK

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

©PROPERTYSHOOT