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St. Leonard's Hill, *Windsor*

OSBORNE HEATH

# A beautiful seven double bedroom, seven bathroom detached house situated on the prestigious St. Leonards Hill with flexible accommodation including a self-contained annexe.

On the ground floor the property comprises an entrance hall with cloakroom, sitting room, living room, dining room, snug, study, games room, garage, bedroom with en suite and a kitchen with central island. There is also a self-contained annexe which has kitchen and a bedroom with an en suite bathroom.

On the first floor there is a good size landing, principal bedroom with dressing area and en suite bathroom and three additional double bedrooms with en suite shower rooms.

On the second floor there is a large bedroom, bathroom and laundry facilities.

Outside, the property has a gated shingle driveway that leads to a garage and there are areas of lawn. The rear garden has a decked patio that gives access to an expanse of lawn with numerous conifer trees.

St Leonards Hill is sought after private road in Windsor. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside where trains run to London Paddington (via Slough) and London Waterloo. Nearby schools include Eton, St George's School, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H. Lease Length 6-12 months. Deposit £17,307. Holding Deposit £2,884.





**APPROXIMATE FLOOR AREA**

House - 430.55 sq m - 4634 sq ft  
Garage - 26.10 sq m - 281 sq ft  
Total - 456.65 sq m - 4915 sq ft  
(Gross Internal Area)

+Limited Use Area (33.74 sq m - 363 sq ft)  
(Total Including Limited Use Area - 490.39 sq m - 5278 sq ft)

**NOT TO SCALE**

This plan is for illustration purposes only



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

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