

OH



Cranleigh House, Datchet
£1,750,000

OSBORNE HEATH



Cranleigh House was originally built in the 1930's and has since been extended to the rear and into the loft, whilst maintaining some of the original features and character. There are two sections to the rear garden which could lead to future development subject to planning permission, and the property has built-in CCTV.

The ground floor has a large entrance hall with a seating area and gas fire, living room with working fire, reading room overlooking the garden, dining room, traditional kitchen, utility room and a downstairs WC.

The first floor has four double bedrooms, a large en suite to the principal bedroom, and a new family bathroom. The loft has been converted and has a brand new shower room, fifth double bedroom which is currently used as a media room, and plenty of eves storage.

The plot has a long gated driveway, two walled gardens, a garage, an outbuilding with power and insulation that is currently used as a gym, a pond and a working well.

Cranleigh House is off Horton Road in the centre of Datchet village, close to the local shops and train station where services run to London and Windsor & Eton Riverside. Nearby schools include Churchmead, Eton End and St Mary's. Local places of interest include Ascot Racecourse, Legoland, The Lexicon, River Thames, Windsor Castle, Windsor Great Park and Windsor Racecourse. By road Datchet is convenient for Heathrow Airport, M4 and M25.





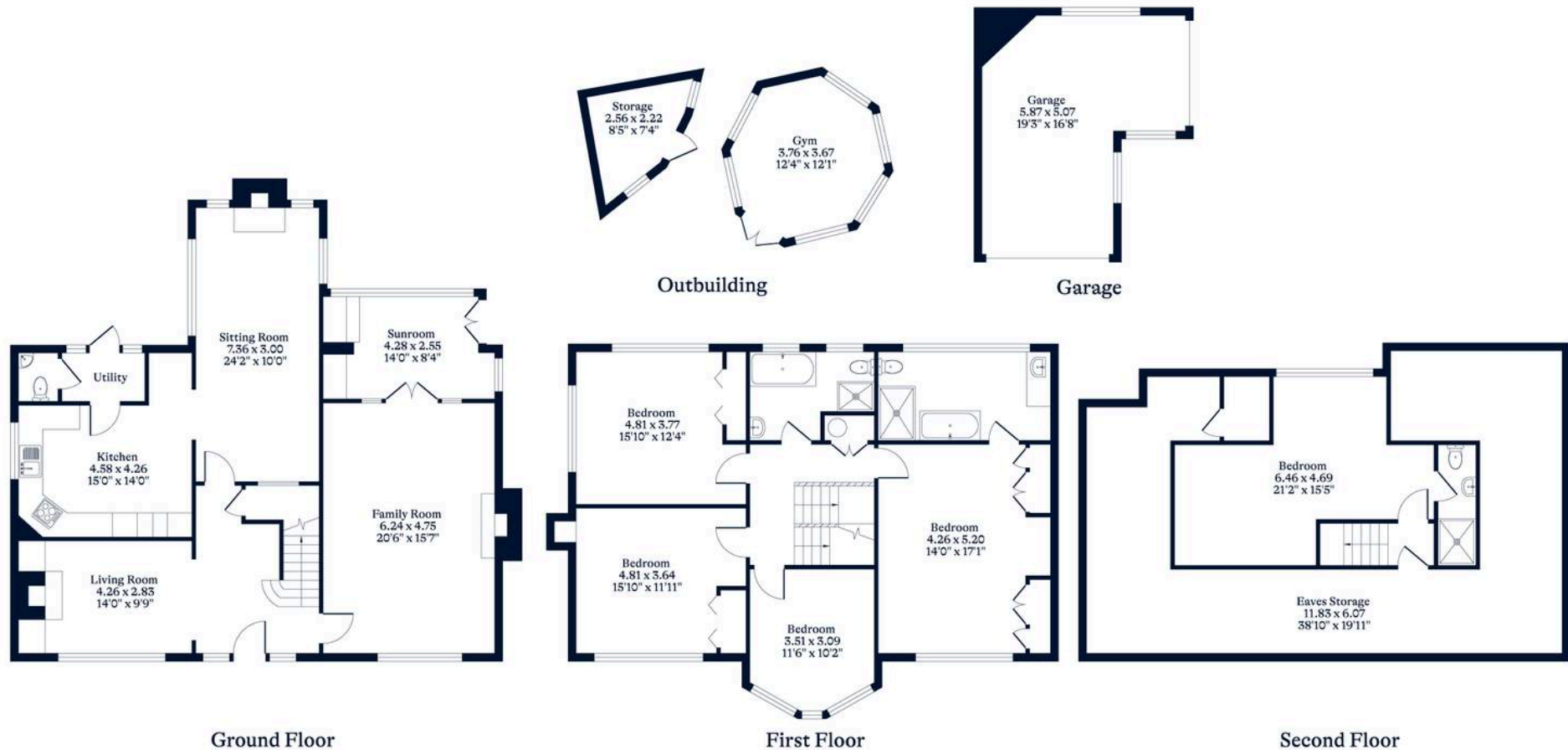
APPROXIMATE FLOOR AREA

House - 226.66 sq m - 2440 sq ft
Garage - 23.77 sq m - 256 sq ft
Eaves Storage - 53.78 sq m - 579 sq ft
Outbuilding - 16.25 sq m - 175 sq ft
Total - 320.46 sq m - 3450 sq ft
(Gross Internal Area)



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.



Cranleigh House, Horton Road

Datchet

- Five Double Bedrooms
- Three Modern Bathrooms
- Four Receptions
- Utility Room
- Gated
- Long Driveway
- Garage
- Walled Garden
- Close To Village Centre
- Close To Train Station

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Osborne Heath, Windsor

16 St. Leonards Road, Windsor - SL4 3BU

01753 900995 • windsorsales@osborneheath.co.uk • osborneheath.co.uk