

North Lodge

St. Leonard's Hill, Windsor, Berkshire



North Lodge, St. Leonard's Hill, Windsor, Berkshire SL4 4AU

A very rare opportunity to acquire a truly unique family home with many individual character features, located in a prime residential private road.

Mileages *(Distances are approximate)*

Windsor town centre, stations and castle – about 3 miles;
Ascot centre and race course – 6.5 miles; Junction 6 of the
M4 – 3.7 miles; Junction 3 of the M3 – 10 miles; Terminal 5 at
Heathrow airport – 10.3 miles; Central London – about 30 miles.

Accommodation

Reception hall, drawing room, study, dining hall, kitchen with
walk in larder, breakfast/garden room, 2 guest cloakrooms,
utility/laundry room, principal suite with dressing area bathroom
and balcony, total of 6 bedrooms and 6 bath/shower rooms.

Outside

The driveway provides good parking space and leads to the
attached four car garage which has a work shop to the rear and
a self contained annex/office above. In all the plot extends to just
over half an acre.



Description

North Lodge is an enchanting and deceptively spacious family home. Having once been a cottage belonging to the nearby manor house, the property has been thoughtfully extended and adapted over the years and now provides very generous and adaptable accommodation over two floors extending to approximately 5,877 square feet.

Many of the character features and materials incorporated into the property by the current owners came from St Leonard's Hill (formally known as Gloucester Lodge) once the home of the Duke of Gloucester. In fact almost every room has a story to tell and the owners would be delighted to tell you a little of the history.

Of particular note is the spacious drawing room with its very impressive stone fire place and the octagonal kitchen and breakfast/garden rooms. Equally the beamed dining hall would also provide a wonderful setting for a family feast.

On a more practical note, above the large garage is a self contained annex/office that has been used by the current owner to run their business for many years and in fact does have its own address.



Situation

North Lodge can be found at the very end of what is arguably the most sought after private road in the Royal Town of Windsor. Located about 3 miles to the south west of the town centre which offers an excellent selection both independent shops and large brands in the King Edward Court shopping Mall. Windsor also has two train stations giving options for travel to both Paddington and Waterloo with regular services from both. Of an evening there is an excellent selection of traditional hostelryes as well as Michelin Star rated restaurants such as The Fat Duck and The Waterside in nearby Bray village.

Recreational facilities in the general area include a choice of excellent golf clubs, health and tennis clubs, leisure centres and pools a theatre, horse racing at Windsor and Ascot and miles of beautiful walks in The Great Park.

Local Authority

Royal Borough of Windsor and Maidenhead. Tel: 01628 683800

Services

Mains gas, electricity, water and drainage as well as solar panels for hot water and PV panels on a return meter.

Tenure

Freehold

Council Tax

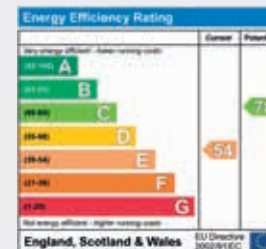
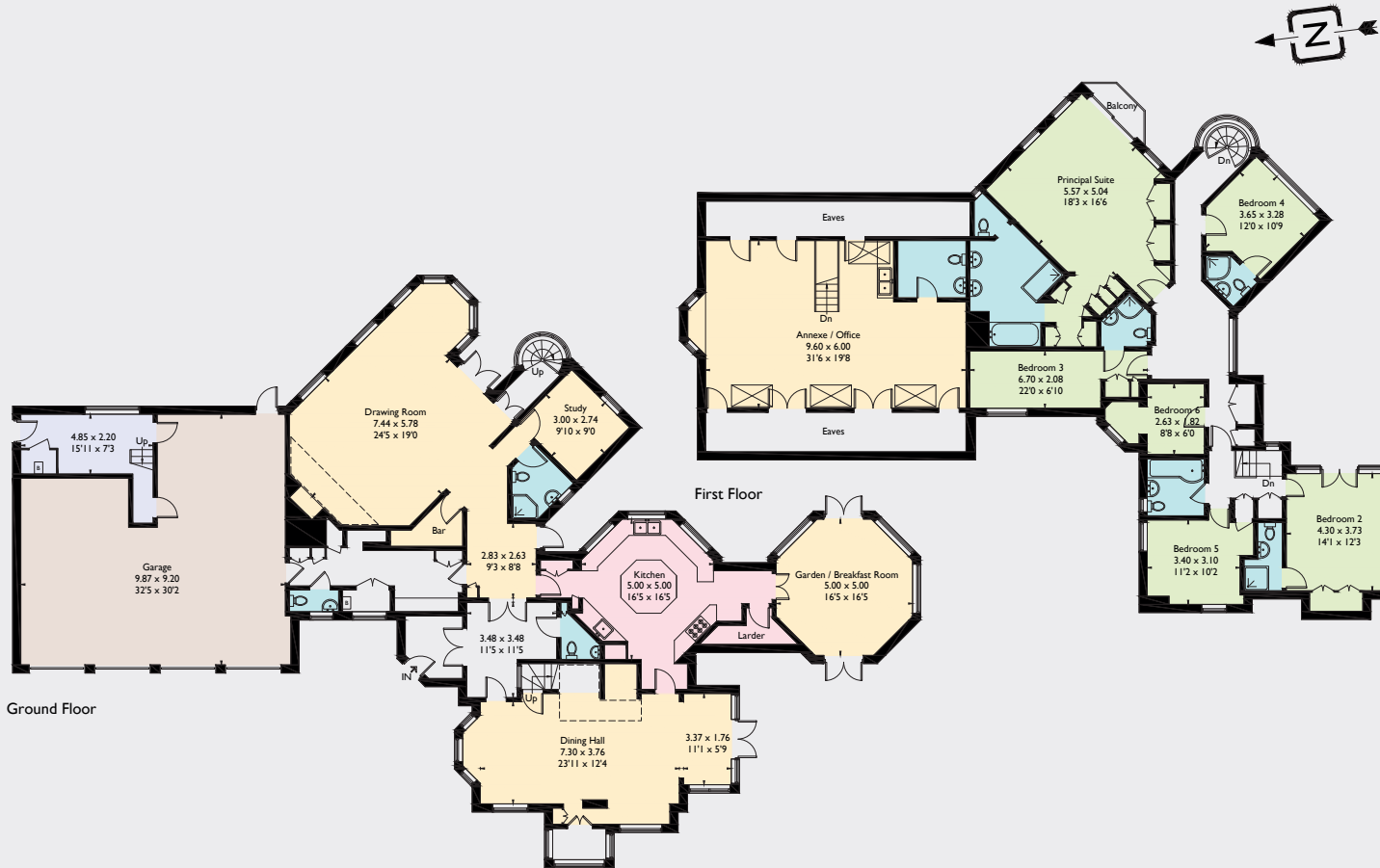
Band H – 2017/18 £2,447.54





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Approximate gross internal area. Main house = 5,877 sq ft / 546 sq m (Includes garage).



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.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department
0207 493 8222
primeandcountryhouse@hamptons-int.com

Windsor Sales
01753 855555
windsor@hamptons-int.com

Hamptons International Head Office
UK House
180 Oxford Street
London W1D 1NN

hamptons.co.uk

