



A substantially refurbished three-double-bedroom detached home offering exceptional flexibility, generous accommodation and established planning consents, making it equally well suited to family living, investment or specialist residential use.

The property has been modernised to a high standard and is currently configured to provide spacious and practical accommodation across two floors. The ground floor includes a large living room, a separate dining area and a modern fitted kitchen with integrated appliances. Upstairs, there are three well-proportioned double bedrooms, including a principal bedroom with en-suite, together with a contemporary family bathroom.

Externally, the property benefits from a generous driveway providing parking for multiple vehicles, along with a private rear garden laid mainly to lawn with a patio area ideal for outdoor use.

Planning permission has been granted for change of use to a C2 children's care home, together with a garage conversion, first-floor side extension and alterations to fenestration (ref: 23/01973/FULL), offering a significant opportunity for operators or investors. Equally, the property presents as a strong family home with future development potential, subject to the relevant consents.

Ideally located close to local amenities, schools and transport links, including direct rail connections to London Waterloo and Windsor. Offered with no onward chain.



Property Information

Floor Plan



THREE DOUBLE BEDROOM DETACHED FAMILY HOME



RECENTLY RENOVATED



15FT LIVING ROOM AND SEPARATE DINING ROOM



PLANNING PERMISSION GRANTED FOR CHANGE OF USE FROM DWELLING HOUSE TO CHILDREN'S HOME WITH A GARAGE CONVERSION, FIRST FLOOR SIDE EXTENSION AND ALTERATIONS TO FENESTRATION (23/01973/FULL).



SHORT WALK TO DATCHET GREEN/STATION (WATERLOO LINE)



15FT KITCHEN WITH INTEGRATED APPLIANCES



SPACIOUS DRIVEWAY WITH PARKING FOR FOUR CARS



COUNCIL TAX BAND - F



x3

Bedrooms



x2

Reception Rooms



x2

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

External

To the rear of the property there is a private garden, mainly laid to lawn with patio area. To the front of the property there is a generous driveway with parking for four cars.

Transport Links

Train Stations:

Datchet (0.6 miles)

Sunnymeads (1.4 miles)

Windsor and Eton Riverside (2.1 miles)

Schools

Primary Schools:

Datchet St. Mary's C of E Primary School (0.5 miles)
State School

Eton End School
1.2 miles
Independent School

Secondary Schools:

Castleview Primary School (2.7 miles)
State School

Churchmead Church of England School (0.8 miles)
State School

Langley Grammar School (2.4 miles)
State School

Ditton Park Academy (3.1 miles)
State School

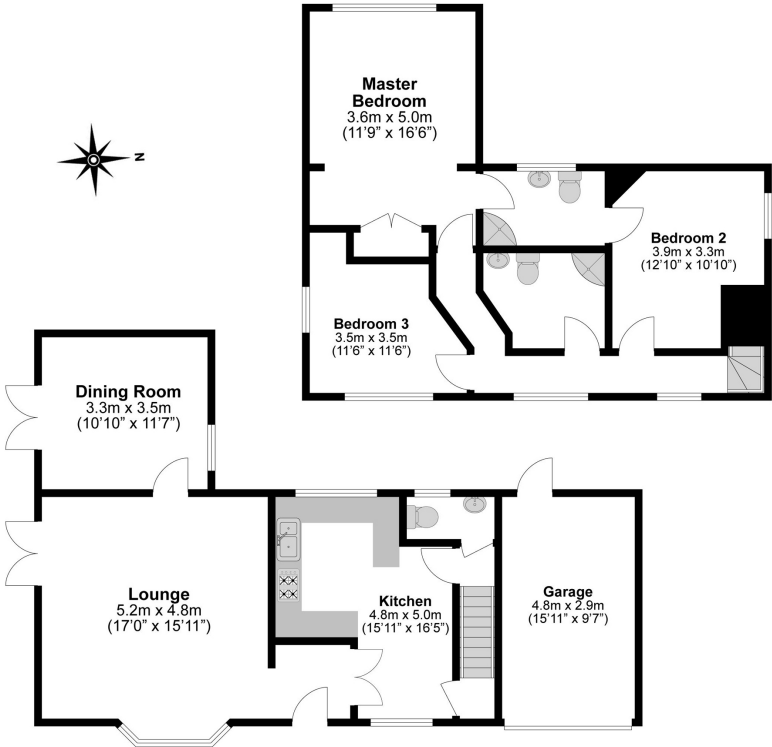
Council Tax

Band F



Oakwood Estates

Total Approximate Floor Area
1410 Square feet
131 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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