













An attractive and characterful home, The Coach House enjoys an appealing exterior, with traditional brick elevations complemented by established climbing greenery, creating a charming and welcoming first impression. The property offers generously proportioned accommodation extending to approximately 1,393 sq. ft. arranged over two floors, together with an appealing courtyard-style rear garden and integral garage.

The ground floor accommodation comprises a welcoming entrance hall, fitted kitchen, spacious reception room, separate lounge and cloakroom/WC. The well-proportioned reception areas provide excellent space for both everyday living and entertaining, with the additional lounge offering flexibility for a variety of uses.

To the first floor are three bedrooms, including two particularly generous double bedrooms and a third bedroom, together with a family bathroom and landing.

Externally, the property continues to impress with its attractive courtyard-style rear garden, providing a pleasant and manageable outdoor space, ideal for entertaining. The integral garage provides useful additional storage and further practicality.

Oakwood Estates

# Property Information

- ATTRACTIVE AND CHARACTERFUL EXTERIOR
- THREE WELL-PROPORTIONED BEDROOMS
- INTEGRAL GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- VERSATILE ACCOMMODATION EXTENDING TO APPROX 1,393 SQ. FT.
- TWO RECEPTION ROOMS
- ATTRACTIVE COURTYARD-STYLE REAR GARDEN
- NO ONWARD CHAIN

| x3 | x2 | x1 | x1 | Y | Y |
|---|---|---|---|---|---|
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

## Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst nearby Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel. - For the commuter there are two train stations serving London Paddington and London Waterloo from Slough and Datchet respectively. Datchet has excellent road links with access to the M4 from junction 5, which leads to both the M25 and the M3.

## Schools

Primary Schools:
Datchet St Mary's CofE Primary School
0.1 miles away State school

Eton End School Trust (Datchet) Limited
0.5 miles away Independent school

Castleview Primary School
1.1 miles away State school

St George's School
1.1 miles away Independent school

Secondary Schools:
Churchmead Church of England (VA) School
0.1 miles away State school

Long Close School
1.2 miles away Independent school

Upton Court Grammar School
1.3 miles away Grammar school

Eton College
1.3 miles away Independent school

## Transport Links

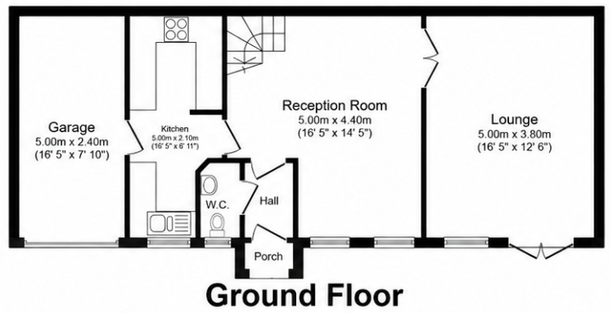
Nearest stations:

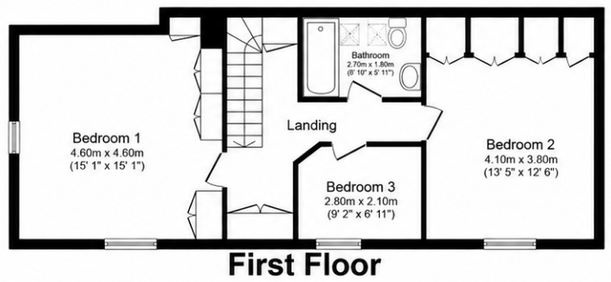
Datchet (0.1 miles)
Windsor & Eton Riverside (1.1 miles)
Windsor & Eton Central (1.3 miles)

## Council Tax

Band F

# Floor Plan




Total floor area 129.4 sq.m. (1,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Romans. Powered by www.focalagent.com

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