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DANIEL'S

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PLACE

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45 & 47 HATCH LANE, WINDSOR, BERKS, SL4 3QY

CHERISH ADMIRE ENJOY

I NTRODUCING

# DANIEL'S PLACE

## HATCH LANE

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Daniel's Place is a development of just two semi-detached three bedroom homes located on the super sought after tree lined Hatch Lane. With a stunning outlook over the Historic St John's Convent these homes are brought to the market with an incredible specification throughout, to provide roomy and bright accommodation, off road parking and west facing rear gardens.

# SITE PLAN



## WINDSOR... A QUINTESSENTIAL BRITISH TOWN

Hatch Lane, arguably one of Windsor's most sought after addresses... Located on the outskirts of Windsor, the tree lined lane is located one mile from Central Windsor which has an array of historic buildings, shops, bars and restaurants to suit everybody. Windsor's transport links also make Hatch Lane the perfect location for commuters with access to two train stations terminating at London and being only two miles from the M4.



## LEISURE PURSUITS



Ideally located to live life as fast or slow as you decide... Take leisurely walks through Windsor Great Park or walk along Windsor's magnificent stretch of the Thames - there is something for everyone. Windsor also has a good selection of gyms and leisure facilities as well as some typical country pubs in nearby villages of Fifield and Oakley Green. If fine dining is your thing be sure to visit nearby Bray where you can find three Michelin-starred pubs within one square mile including Heston's The Fat Duck, The Hinds Head and The Roux's brothers Waterside Inn.

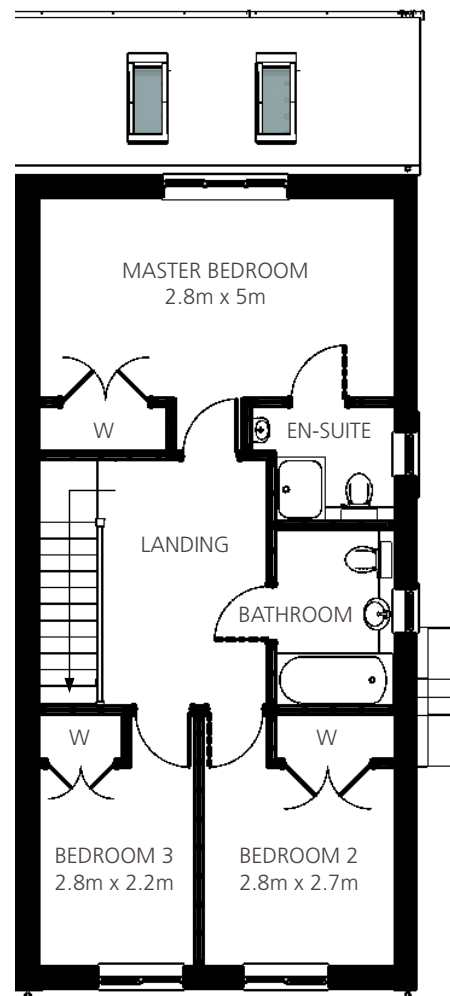
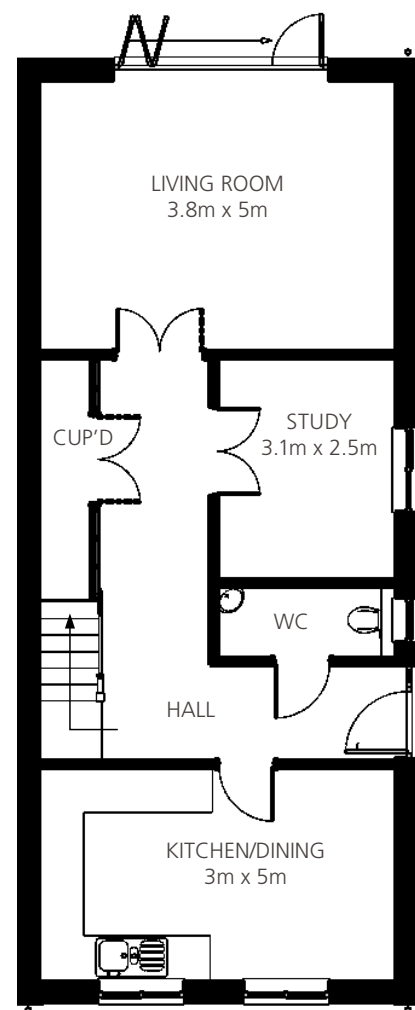
## RETAIL THERAPY

To the back drop of Windsor Castle you will find Windsor's high street which offers a fabulous selection of everyday high street shops and independent retailers. If you are looking for something a little different for that special person or occasion, then the station is well equipped with an array of boutique shops, art galleries, bars and cafés for when it all gets a bit much.



## GROUND FLOOR

LIVING ROOM	3.8M X 5M	12'6" X 16'5"
KITCHEN/DINING	3.8M X 5M	12'6" X 16'5"
STUDY	3.1M X 2.5M	10'2" X 8'2"



## FIRST FLOOR

MASTER BEDROOM	2.8 X 5M	9'2" X 16'5"
BEDROOM TWO	2.8 X 2.7M	9'2" X 8'10"
BEDROOM THREE	2.8 X 2.2M	9'2" X 7'3"

45 HATCH  
LANE



As you look at the development the right of the two houses, 45, has off road parking to the front of the house for two cars. As you enter the house you will be greeted with a roomy hallway, a living room with a vaulted ceiling and bifold doors spanning the entire width of the house. The kitchen/dining room to the front overlooks the convent and benefits from the clean lines of a high gloss handleless kitchen with fitted appliances. There is under floor heating throughout the ground floor. The ground floor also benefits from a separate study, storage room and downstairs W.C. The first floor has an equally impressive landing area with a fully tiled family bathroom, three bedrooms (all with fitted wardrobes) with the master bedroom having an ensuite shower room. The rear gardens have a unusually private outlook, are westerly facing and are mainly laid to lawn with a paved patio area directly behind the living room.

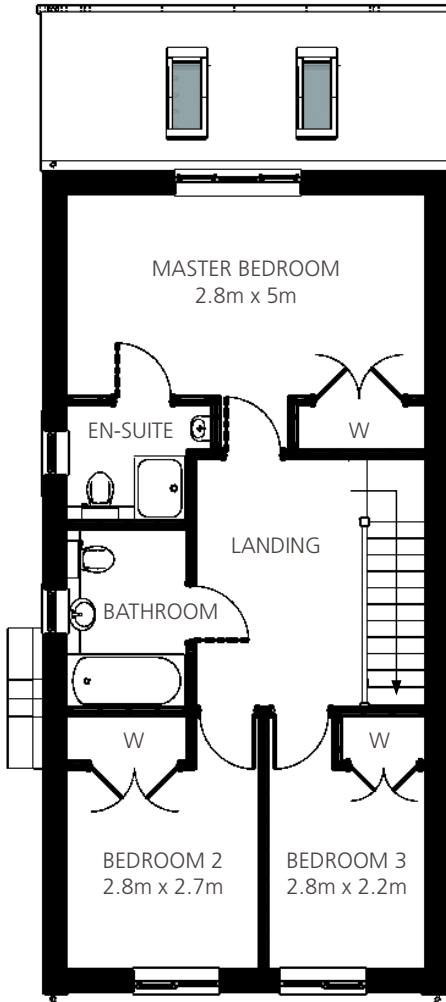
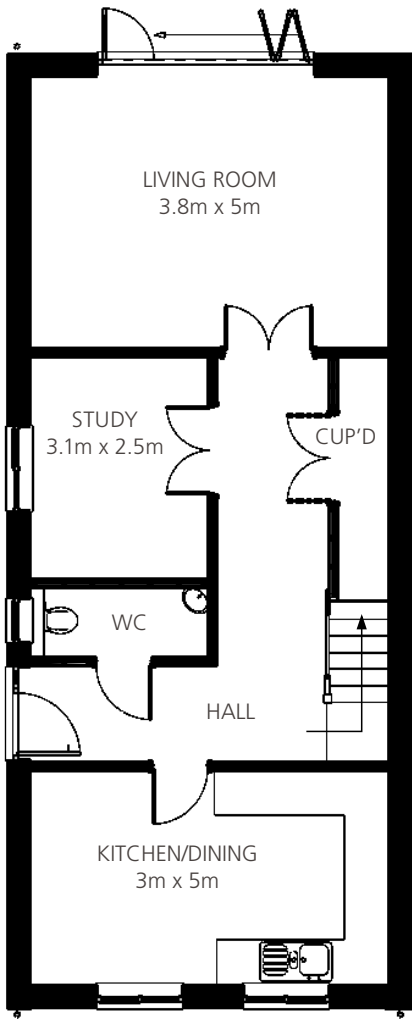
47 HATCH  
LANE



As you look at the development the left of the two houses, 47, has off road parking to the front of the house for two cars. As you enter the house you will be greeted with a roomy hallway, a living room with a vaulted ceiling and bifold doors spanning the entire width of the house. The kitchen/dining room to the front overlooks the convent and benefits from the clean lines of a high gloss handleless kitchen with fitted appliances. There is under floor heating throughout the ground floor. The ground floor also benefits from a separate study, storage room and downstairs W.C. The first floor has an equally impressive landing area with a fully tiled family bathroom, three bedrooms (all with fitted wardrobes) with the master bedroom having an ensuite shower room. The rear gardens have a unusually private outlook, are westerly facing and are mainly laid to lawn with a paved patio area directly behind the living room.

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## IT'S ALL IN THE DETAIL

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Each of the homes at Daniel's Place enjoy beautifully styled interiors throughout. From fully fitted contemporary style kitchens with built in appliances to modern and impeccably styled bathroom suites, every attention has been made to ensure that these homes do not disappoint.

### EXTERIOR FINISH

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- Upvc fascias and soffits
- Double glazed windows throughout
- Turfed rear gardens
- Indian sandstone patios
- Bifold sliding doors to lounge
- Outside lighting and power points
- Outside water taps
- Quality Wienerberger seaford red multi brickwork with coinings

### INTERIOR FINISH

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- Buford square line skirting and architrave
- Quality oak engineered flooring throughout ground floor with suitable underlay to maximise underfloor heating output
- Executive porcelain tiling to bathrooms, ensuites and cloakrooms

- Bespoke oak joinery staircase
- Internal doors are finished in oak and feature chrome ironmongery, with a glazed door panel to the kitchen

### KITCHENS

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- Fully fitted contemporary style kitchen with Silestone work surfaces
- Oven with hob
- Under unit lighting
- Externally ducted extractor fan
- Integrated Quality appliances
- Stainless steel 1 ½ bowl sink and contemporary chrome mixer tap

### BEDROOMS

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- Full height, fitted wardrobes to all bedrooms

### BATHROOMS

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- Fully tiled
- White sanitaryware
- Hansgrohe taps

### HOME ENTERTAINMENT

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- TV points to the living room and all bedrooms together with data points
- BT point to study
- Cat6 cabling

### ENERGY

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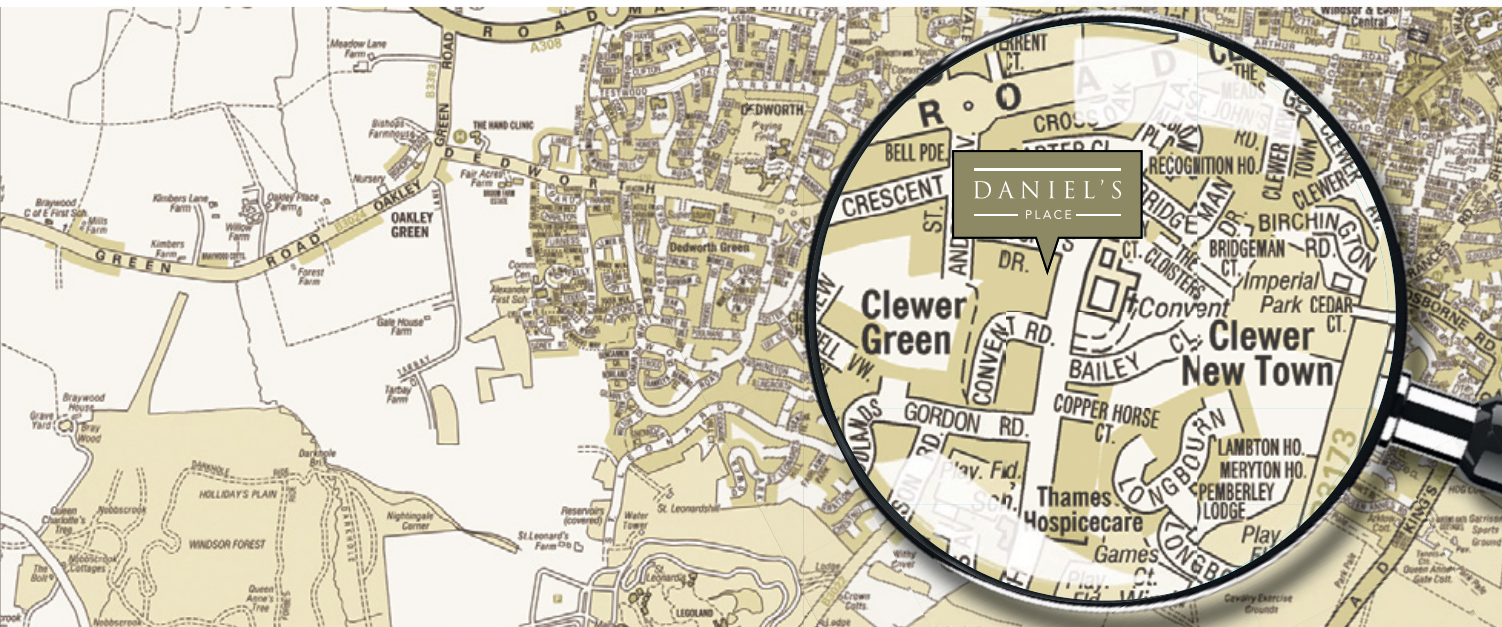
- Underfloor heating system to ground floor
- Worcester Bosch combination boiler
- LED Lighting



## WELL CONNECTED

Ideally located just minutes away from the beautiful surroundings of Windsor Town Centre. There is an abundance of great local amenities and easy access to the historic Castle, Windsor Great Park and the Long Walk. The area offers great transport links into London via rail, easy access to both the M4 and M25 motorways and is home to a number of great local schools that include:

- Hilltop First School (0.7 miles)
- Clewer Green First School (0.2 miles)
- Homer First School (1.7 miles)
- Dedworth Green First School (1.1 miles)
- St. Edward's Royal Free Ecumenical Middle School (0.3 miles)
- Dedworth Middle School (1.1 miles)
- Windsor Girls' School (0.7 miles)
- The Windsor Boys' School (0.9 miles)



### BY FOOT

WINDSOR (1 MILE)  
WINDSOR AND ETON CENTRAL (1.2 MILES)  
WINDSOR RIVERSIDE (1.4 MILES)

### BY TRAIN

WINDSOR AND ETON CENTRAL TO LONDON (28 MINUTES)  
WINDSOR RIVERSIDE TO LONDON (32 MINUTES)

### BY CAR - SAT NAV: SL4 3QY

M4 (2.6 MILES)  
M25 (8.7 MILES)  
HEATHROW AIRPORT (APPROX 8 MILES)

\*Times/distances are approximate and are taken from google maps

## THE PERFECT VILLAGE SETTING

Revere Homes is an exciting and independently owned development company, delivering distinguished homes of quality throughout Buckinghamshire and the surrounding counties. With a commitment to providing exceptional customer service, a passion for design and an eye for interiors, if you're buying a Revere Home you can be confident you are buying something special.

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