

# *Long Walk Villas*



KINGS ROAD, WINDSOR, BERKSHIRE SL4 2AH

**OCTAGON**



## WINDSOR

Quintessentially British and steeped in history, Windsor is an idyllic place to live. Located within the Royal Borough of Windsor and Maidenhead, in the heart of the Thames Valley, the town is surrounded by miles of beautiful countryside, yet is still within easy commuting distance of Central London.

The area boasts many renowned local attractions, including Windsor Castle, the oldest and largest occupied castle in the world, currently an official residence of Her Majesty The Queen. Adjoining the Queen's home is Windsor Great Park, 4,800 acres of Crown Estate land, adding to the nearby 1,000 acres of National Trust owned countryside, to provide multiple opportunities for outdoor activities and pastimes.

Neighbouring Eton is home to one of the most well known and prestigious schools in the world, Eton College, where past students include 19 former British Prime Ministers, and two current British heirs to the throne, HRH Prince William, Duke of Cambridge and his brother HRH Prince Henry of Wales.

Windsor offers an excellent choice of shops and restaurants, as well as The Windsor Royal Theatre to keep local residents entertained.

For road travel, the M4 is within a five minute drive, providing speedy access to London, the M25 and Heathrow Airport.

The town has two train stations, Windsor and Eton Central, which runs a 29 minute train service to London (Paddington) and Windsor & Eton Riverside, from which London (Waterloo) can be reached in under an hour.



Eton College



Guards Polo



Wentworth Golf Club



Royal Ascot







*A magnificent private gated new terrace of beautifully appointed 5 bedroom townhouses overlooking The Long Walk and Windsor Great Park, ideally located for Windsor town centre.*



# 4 & 7, LONG WALK VILLAS

Classically designed new homes offering contemporary and generous living space.

## 4 & 7, LONG WALK VILLAS FLOORPLANS

### LOWER GROUND FLOOR

|                |               |               |
|----------------|---------------|---------------|
| Family Room    | 5.79m x 3.89m | 19'0" x 12'9" |
| Kitchen Room   | 4.29m x 2.97m | 14'0" x 9'9"  |
| Breakfast Room | 3.55m x 2.79m | 11'7" x 9'2"  |

### GROUND FLOOR

|              |               |               |
|--------------|---------------|---------------|
| Drawing Room | 5.79m x 4.72m | 19'0" x 15'5" |
| Dining Room  | 4.72m x 3.14m | 15'5" x 10'3" |

### FIRST FLOOR

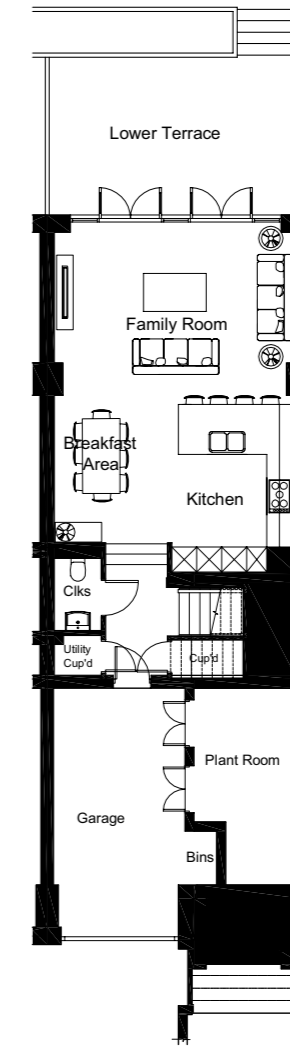
|                  |               |                |
|------------------|---------------|----------------|
| Bedroom 2        | 4.39m x 3.91m | 14'5" x 12'10" |
| Bedroom 3        | 4.70m x 3.12m | 15'5" x 10'3"  |
| Study/ Bedroom 5 | 3.28m x 2.46m | 10'9" x 8'1"   |

### SECOND FLOOR

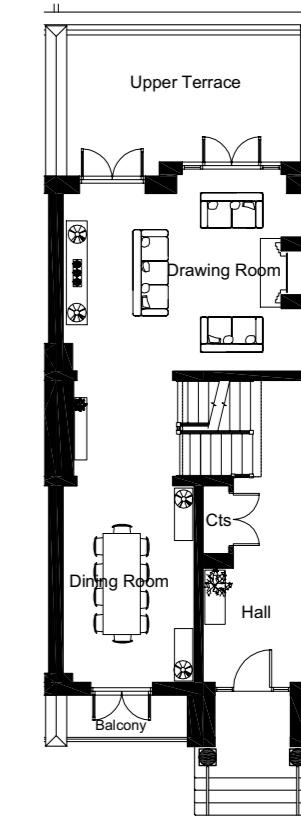
|                |               |               |
|----------------|---------------|---------------|
| Master Bedroom | 5.82m x 5.79m | 19'1" x 19'0" |
| Bedroom 4      | 3.58m x 2.46m | 11'9" x 8'1"  |

### ROOF TERRACE

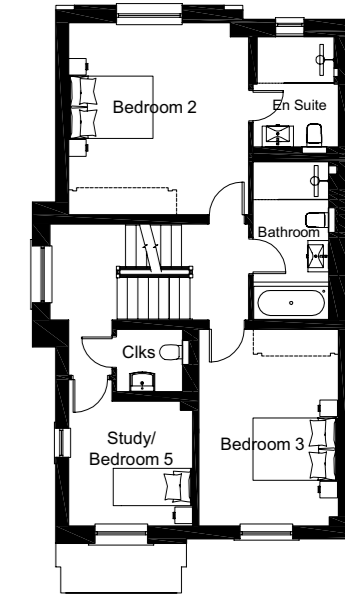
|             |               |              |
|-------------|---------------|--------------|
| Plots 4 & 7 | 2.54m x 4.05m | 8'4" x 13'3" |
|-------------|---------------|--------------|



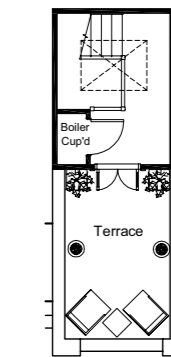
Lower Ground Floor



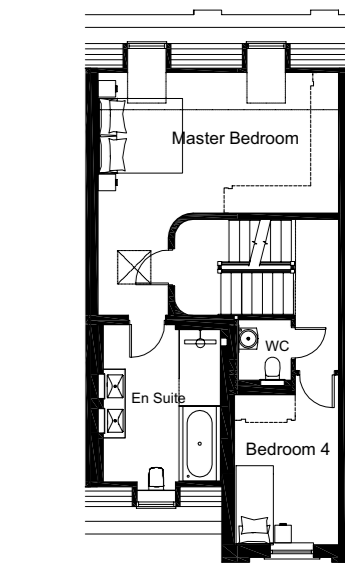
Ground Floor



First Floor



Roof Terrace



Second Floor



View from Long Walk Villas



All measurements are approximate and based on the overall size of each room



## SPECIFICATION - FIXTURES AND FITTINGS

*Octagon has established an enviable reputation for creating elegant, award winning new homes, built to exacting standards of quality and finish, equipped with the finest bespoke fixtures and fittings, sourced from Europe's leading manufacturers.*

### EXTERIOR FEATURES:

- ◆ Video/audio controlled gated entrance.
- ◆ Front forecourt area with space for visitors parking.
- ◆ Classic architectural detailing with extensive use of stonework.
- ◆ Bespoke external joinery including sash window frames.
- ◆ Dual level sun terraces to each house, ideal for alfresco dining and entertaining in the summer months.
- ◆ Private rear garden with landscaping scheme.
- ◆ Integral garaging with electronically controlled doors with direct access into the house.
- ◆ Each property has its own roof terrace.

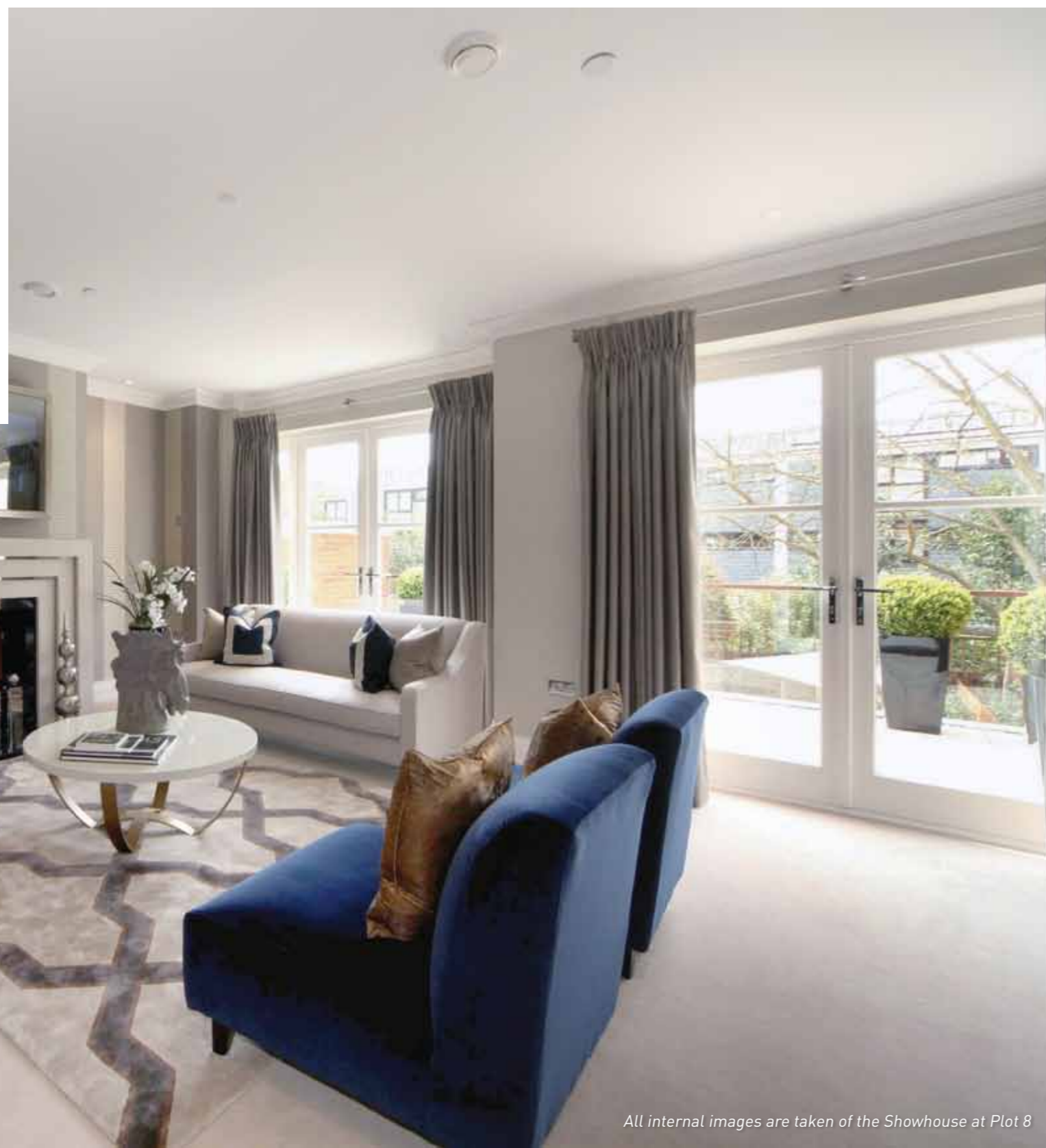
### INTERIOR FEATURES:

- ◆ Elegant, hardwood front door with chrome furniture and attractive, glazed sidelights.
- ◆ Impressive tiled floored entrance hall with coat cupboard.
- ◆ Handy cloakroom on lower ground floor.
- ◆ Large combined kitchen, breakfast and family room with glazed casement doors opening onto the lower garden terrace.

- ◆ High gloss, handcrafted linear style kitchen with contrasting stone worktops.
- ◆ Extensive range of built in Miele cooking appliances and refrigeration equipment, plus a separate washing machine and tumble dryer in the utility area.
- ◆ Economical gas fired underfloor central heating.
- ◆ Timber staircase and balustrades with hardwood handrail.
- ◆ Linked dining and drawing room featuring a contemporary styled gas fireplace.
- ◆ Glazed casement doors from the drawing room and dining room opening onto the upper garden terrace and front balcony.
- ◆ Master suite bathroom with marble floor and wall tiles, large bath, walk in glass fronted shower, twin basin vanity units, chrome fittings and mirrored storage cupboard.
- ◆ Contemporary internal walnut doors and bespoke fitted wardrobes.
- ◆ High level of insulation ensuring low heat loss and reduced energy bills.
- ◆ NSI approved security alarm system.







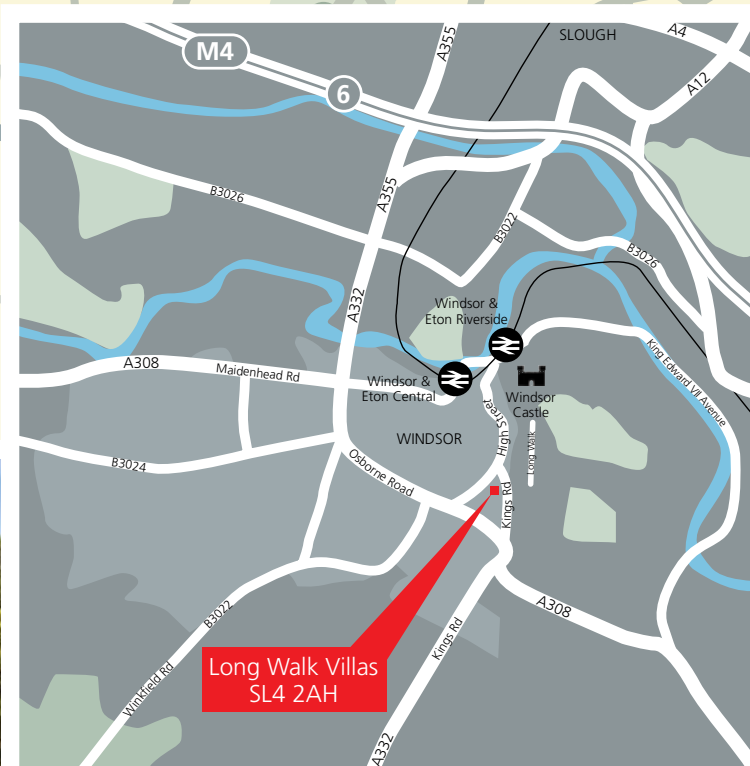
*Built to Octagon's high level of specification and finish.*



*All internal images are taken of the Showhouse at Plot 8*

*Courtyard garden*





View from private roof terrace

**Disclaimer**

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as a statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.

**RESERVATION**

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Limited, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

**LABC**

The properties are independently surveyed during construction by the Local Authority Building Control who will issue their ten year warranty certificate upon satisfactory completion of the dwelling.

**MAINTENANCE**

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

**SUBJECT TO CONTRACT**

All particulars in this brochure, including the illustrations of the houses and their gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the properties.



Octagon Developments Ltd  
 Weir House, Hurst Road  
 East Molesey, Surrey KT8 9AY  
 Tel: +44 (0) 20 8481 7500  
 Fax: +44 (0) 20 8481 7501/7502  
 sales@octagon.co.uk  
 www.octagon.co.uk  
 Showhouse Tel: +44 (0) 20 3137 8226