



Grove Road, Windsor  
Berkshire, SL4



*Beyond your expectations*



# 4 Bedroom Period Town Centre House

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

4 Bedrooms | 2 Bathrooms | Sitting Room | Drawing Room | Family Room | Kitchen/Dining Room | Utility Room | Shower Room | Garden

## Guide Price £1,300,000 Freehold

### Description

Sitting in a prime position close to the 'Golden Triangle', an elegant four bedroom, two bathroom Victorian house with generous mature garden. Combining contemporary living within a classic period building, this property is offered to the market with no onward chain.

With generously proportioned rooms, a stunning interior offers versatile and contemporary family accommodation with a view of Windsor Castle, over four floors.

Both the sitting room and drawing room are complimented with fireplaces, sash window and high ceilings. Steps lead to a superb kitchen/dining room with composite worksurfaces, integrated units, underfloor heating and full width bi-folding doors to the garden.

Lower ground floor accommodation is versatile providing space for a playroom/gym/office/bedroom as required. A separate utility room is also located on the lower ground floor together with a shower and cloakroom.

The first floor houses three bedrooms, (two with built in wardrobes) and main family bathroom. The master bedroom with a fabulous vaulted ceiling includes an en suite bathroom and floor to ceiling wardrobes, together with additional eaves storage and boarded loft space.

### Outside

This town centre property benefits from a considerable

sized rear garden which is mainly laid to lawn with mature hedging and shrubbery. Bi-folding doors open onto a raised decked patio area, whilst garden storage is provided by a timber shed.

### Location

Grove Road is a desirable address in the very heart of the town centre, moments from Windsor Castle and the stunning Long Walk and is ideally placed to take advantage of the excellent range of shops, bars and restaurants that Windsor has to offer.

Two nearby train stations provide links to London Paddington (via Slough) and Waterloo (mainline approx 50 mins).

Sporting and leisure facilities are varied with horse racing at both Windsor and Ascot, polo and horse riding in Windsor Great Park, golf at Sunningdale and Wentworth and rowing/boating on the River Thames.

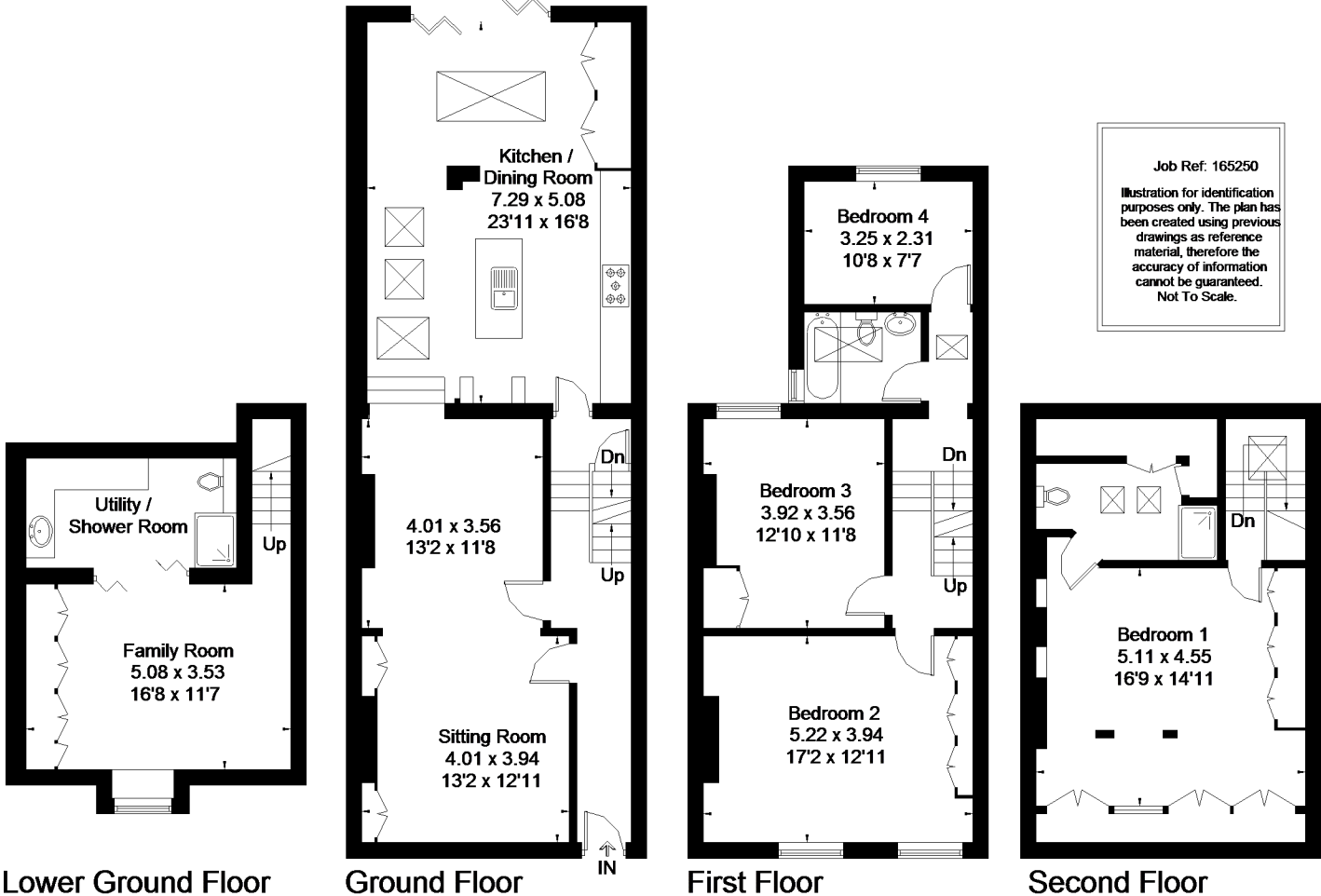
An excellent range of schools are available in both the Independent and State sectors, including St George's, Upton House, Brigidine, Eton College, St. John's Beaumont, Papplewick and Lambrook, Trinity St Stephen, Queen Annes, St Edwards Catholic Middle School and Windsor Boys and Girls Secondary Schools to name a few.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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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Approximate Gross Internal Area  
245.9 sq m / 2647 sq ft



**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.

