



High Street, Eton
Berkshire, SL4



Beyond your expectations

4 Bedroom Grade II Listed Property with Private Parking

Hamptons International

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www.hamptons.co.uk

4 bedrooms | 2 reception rooms | kitchen | bathroom | courtyard garden | gated driveway | outbuildings
with development potential (stnc)

Offers in excess of £795,000 Freehold

Description

Sitting in a prime location on Eton High Street, is the rare opportunity to acquire a charming 4 bedroom Victorian High-Gothic Grade II listed property, boasting a wealth of period features and driveway parking.

The entrance to the property is through the gothic arched doorway and leads to the ground floor accommodation. The entrance hallway features engineered oak flooring which continues into the front facing dining room with period sash windows and fire place. The sitting room is also located at the front of the property and again features period sash windows and fire place.

The kitchen is located at the rear of the property overlooking the courtyard garden and consists of shaker style units, integrated fridge and dishwasher, tiled flooring with under floor heating and space for range cooker.

The first floor accommodation consists of four bedrooms and the main bathroom with under floor heating. Of particular note are bedrooms one and two, both of which are front aspect with built in storage and feature period floor boards and fireplace.

Outside

A gated gravel driveway provides parking for multiple cars and rear access leads to the walled courtyard garden and attached outbuildings which have potential for development (stnc)

Location

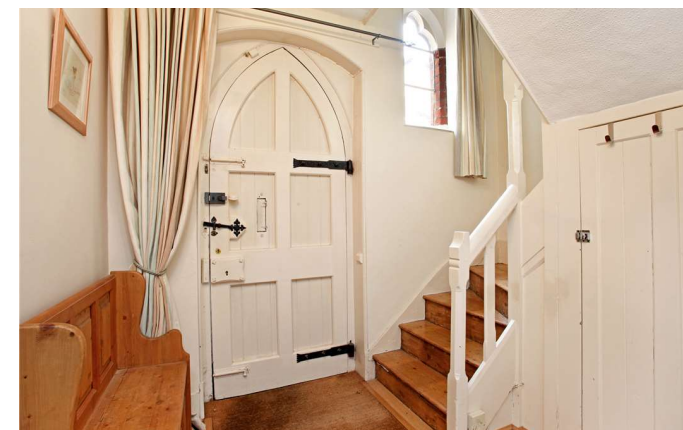
The Old School House is situated in the heart of historic Eton High Street, between the River Thames and Eton College.

An excellent range of shops are available in Eton High Street together with a good variety of public houses, bars and restaurants. Further amenities are available in Windsor, just across Eton Bridge.

Trains to London Waterloo, Vauxhall and Clapham are available from the Windsor Riverside station with access to London Paddington, via Slough, available from Windsor Central station. The Crossrail Victoria Line is due to open in 2019 with direct trains from Slough to Central London allowing residents to get to Bond Street and Tottenham Court Road in under 40 minutes.

Road communications are excellent with both Junctions 5 and 6 of the M4 within easy reach, providing access to the M25, M4, M3, Central London and Heathrow Airport terminal 5 only 8.6 miles away.

Educational facilities are also excellent, in the private sector are Eton College, St. George's, Eton End PNEU, Upton House, Brigidine and Eton Pre School Nursery. In the state sector are Windsor Girls' School, Windsor Boys' and Eton Porny which is located next door.



High Street, Eton, Windsor

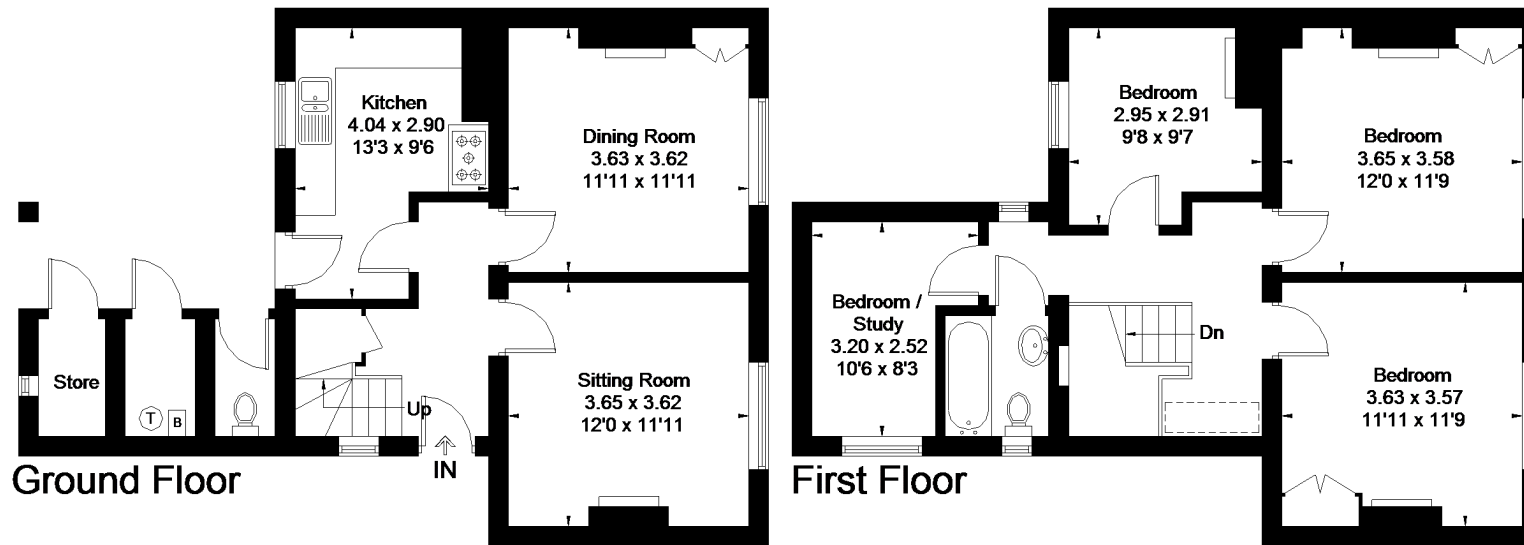
Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft

Store = 6.2 sq m / 66 sq ft

Total = 111.1 sq m / 1197 sq ft



= Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2016 0845 6344080 Ref: 172138

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.

