



31 Adelaide Square
Windsor, Berkshire

A splendid semi-detached house with a wealth of attractive period detailing, in a sought-after and convenient setting

A beautifully presented semi-detached period house, set on a peaceful residential street in a Windsor conservation area, moments from both the town centre and the Long Walk. The property provides elegant period detailing with high ceilings, original fireplaces and large sash windows, combined with understated, neutral décor and attractive modern fittings throughout.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



ON STREET PARKING



GARDEN



FREEHOLD



TOWN



1,307 SQ FT



**GUIDE PRICE
£975,000**



The property

31 Adelaide Square is a splendid home showcasing a wealth of original character, with more than 1,300 sq ft of attractive accommodation arranged predominantly over two floors. The principal reception spaces—the sitting room and dining room—are connected in an open-plan layout, creating an ideal setting for both everyday living and entertaining. The sitting room, located at the front of the property, features a large bay with three sash windows that flood the space with natural light. Both the sitting and dining rooms have high ceilings adorned with cornicing, ceiling roses, and ornate chandelier light fittings. Additional period details include wooden flooring and handsome original fireplaces, one of which houses a woodburning stove.

Towards the rear, the extended kitchen and breakfast room provides further social space in which to relax or entertain, with its wooden parquet flooring, skylights overhead and French doors opening onto the rear garden. There is space for a family dining table, while the kitchen has shaker-style units in black, a butler

sink, a central island with a wooden worktop and a breakfast bar, plus a range cooker and space for all the necessary appliances.

Upstairs there are three well-presented double bedrooms. These include the principal bedroom at the front, which has shuttered windows, built-in storage and a dressing area with a washbasin. One further bedroom has fitted wardrobes, while the first floor also has the family bathroom with its dual washbasins, heated chrome towel rail and walk-in shower with a rainfall shower head. A drop-down set of stairs provides access to the attic, where there is an office space or fourth bedroom, with a large skylight and access to eaves storage.



Outside

At the front of the property, wrought-iron fencing surrounds the well-presented front garden, with a gate opening onto the tiled pathway that leads to the covered entrance. The front garden has box hedging and various shrubs, while climbing wisteria adorns the front walls of the house, providing colour and character. Resident permit parking is available along Adelaide Square in marked bays. At the rear, the garden features a patio area, a shed attached to the house and a lawn with border hedgerows and beds. Towards the end of the garden there is a further paved seating area which is ideal for al fresco dining.

Location

The historic market town of Windsor is one of the UK's most sought-after locations with its pretty streets, beautiful parks and proximity to London (40 minutes to London Paddington from Windsor & Eton Central, 1 hour to London Waterloo via Windsor & Eton Riverside). Windsor offers a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach. Leisure facilities are

superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, and the River Thames for boating and rowing. Windsor is also fortunate to be near some of the country's finest state and public schools, including St George's School, Upton House School and the famous Eton College.



Distances

- Windsor town centre 0.3 miles
- Egham 4.8 miles
- Staines-upon-Thames 5.1 miles
- Ascot 6.0 miles
- Maidenhead 6.6 miles

Nearby Stations

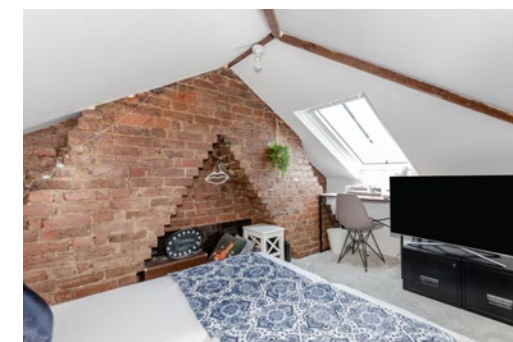
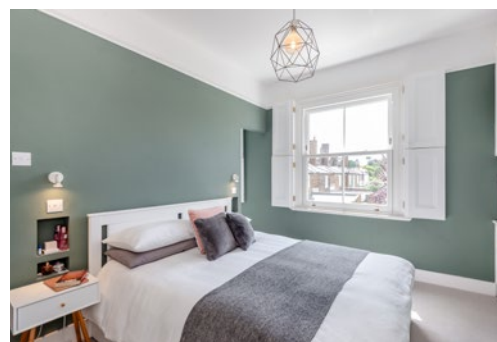
- Windsor & Eton Central Station
- Windsor & Eton Riverside Station
- Datchet Station

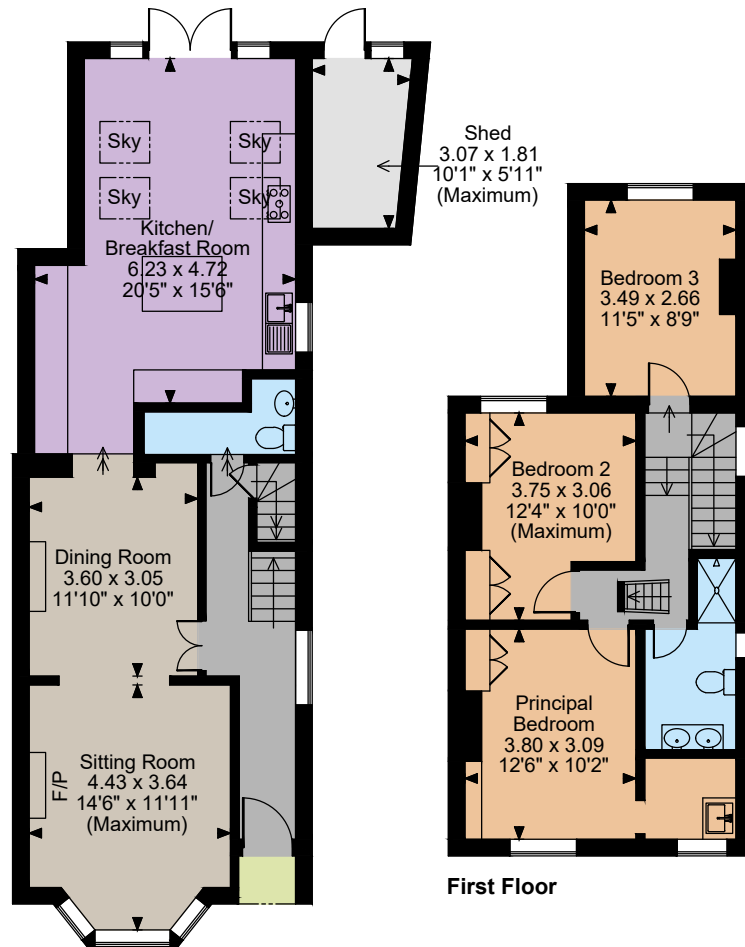
Key Locations

- Windsor Castle
- The Long Walk
- Windsor Racecourse
- Savill Garden
- Windsor Great Park
- Ascot Racecourse

Nearby Schools

- St. George's School, Windsor
- Windsor Boys' School
- Windsor Girls' School
- Upton House, Windsor
- Eton College
- Lambrook, Winkfield Row
- Bishopsgate, Englefield Green
- St. John's Beaumont, Old Windsor
- Papplewick, Ascot
- St. George's, Ascot
- The King's House





Ground Floor

First Floor

Annexe

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 1,307 sq ft (121 sq m)

Shed internal area 55 sq ft (5 sq m)

Total internal area 1,362 sq ft (127 sq m)

For identification purposes only.

Directions

SL4 2AQ

what3words: [////cared.medium.opera](https://www.what3words.com/SL4-2AQ) - brings you to the property

General

Local Authority: Royal Borough of Windsor and Maidenhead - 01628 683800

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: C

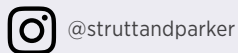
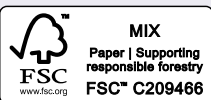
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