

31 Bolton Avenue

Windsor, Berkshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine modern detached home with luxurious accommodation, in a highly regarded residential setting

A handsome and substantial residence with additional annexe accommodation, set within one of the most desirable residential streets in historic Windsor. The property features a wealth of beautifully appointed, stylish living space, while being within easy reach of the town centre and excellent local transport connections



RECEPTION ROOMS X 4
ANNEXE X 2



BEDROOMS
HOUSE X 5
ANNEXE X 3



BATHROOMS
HOUSE X 4
ANNEXE X 2



DOUBLE GARAGE



LANDSCAPED GARDENS



FREEHOLD



TOWN



4,536 SQ FT



GUIDE PRICE:
£2,850,000



The property

This substantial and stylish home is a premier example of modern luxury, custom-built in 2018 by the current owners and featuring top-tier specifications and pristine presentation. With a detached annexe, ideal for guests or family, it offers flexible, high-calibre living in a prime residential location.

A striking reception hall, complete with tiled flooring, elegant lighting, and a guest cloakroom, leads through double doors into a magnificent 33ft open-plan heart of the home. This light-drenched space integrates the kitchen, dining, and family areas, featuring a Scandi-style log burner and lantern skylights. Welcoming plenty of natural light. The designer McEvoy & Rowley kitchen boasts a sleek range of units, a breakfast bar, and integrated AEG appliances, supported by a walk-in pantry, and utility room with outside access.

Two additional reception rooms occupy the ground floor: a well-proportioned study overlooking the front of the property and the formal drawing room with its bespoke recessed ceiling, and a fireplace. All ground

floor rooms, except the drawing room, benefit from underfloor heating, and all rooms are wired for multimedia points connected to a networking cabinet located in the plant room. Additional highlights include Sonos ceiling speakers, Villeroy & Boch sanitary ware and Grohe taps and showers in all bathrooms and cloakroom, a gate entry system, and CCTV.

Upstairs, the first floor landing leads to four beautifully presented bedrooms, all with built-in wardrobes. The principal suite features its own dressing room and en suite bathroom. A second bedroom includes an en suite bathroom, while two further bedrooms share a Jack and Jill shower room. On the second floor, there is a fifth bedroom, accompanied by a bathroom and a dedicated movie room for family relaxation.

The property boasts ancillary accommodation in the form of a detached annexe, which continues with similar styling to the main house, and offers flexibility for use as a home office, wellbeing or gym space. The living space comprises an open-plan kitchen/drawing



room, a dining room or study, a family shower room and three bedrooms, one with an en suite shower room. Approached via a pathway, it is set behind picket fencing with its own entrance. A covered dining area provides al fresco dining space, and there is also a gate leading to a large store with double doors, space for garden bins, and a large shed with log store.

Outside

At the front of the property, electric gates open onto a generous driveway, providing ample parking and access to the detached double garage. To the rear, the lawned garden enjoys a high degree of seclusion and features a sun terrace with a covered barbeque area, ideal for outdoor dining and relaxation. Well-stocked beds provide visual interest, complemented by external lighting. A side pathway leads to the detached annexe at the end of the plot.

Location

The property is conveniently located within easy reach of Windsor town centre, with its wide range of shopping facilities and two train stations, and within

striking distance of the Long Walk, leading from Windsor Castle and providing a scenic three-mile walk to the impressive Copper Horse statue at the end. Nearby Windsor Great Park provides around 5,000 acres of green space to explore, and the town of Eton lies just across the River Thames, and is accessible on foot from Windsor town centre via Eton Bridge.

Communication links are excellent with the two nearby railway stations providing regular services to both London Paddington and London Waterloo; there is easy access to the M4 and M25 motorways and Heathrow Airport.

Sport and leisure amenities include horse racing and polo at Windsor and Ascot, world-class golf course, boating on the River Thames, and walking and cycling opportunities. Family attractions include Windsor Castle, the Theatre Royal, and LEGOLAND Windsor Resort. Windsor is also fortunate to be in close proximity to some of the country's finest schools including St. George's and Upton House in Windsor, and Eton College.



Distances

- M4 (Jct 6) 2.6 miles
- M25 (J13) 5.3 miles
- Windsor High Street 1.1 miles
- Windsor & Eton Riverside Station 1.5 miles,
- Windsor & Eton Central Station 1.3 miles
- Heathrow Airport (T5) 8.5 miles
- Central London 25.9 miles

Nearby Stations

- Windsor & Eton Central
- Windsor & Eton Riverside
- Datchet
- Slough Station (Elizabeth Line)

Key Locations

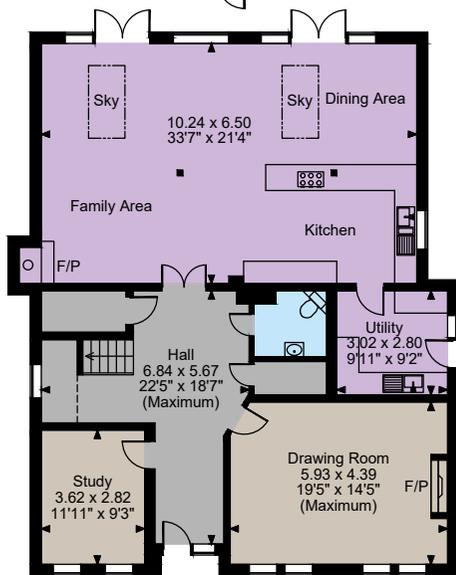
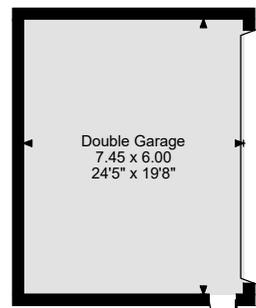
- Windsor Castle
- The Long Walk
- Windsor Leisure Centre
- Windsor Racecourse
- Windsor Great Park
- Savill Garden

- Ascot Racecourse
- Virginia Water Lake
- LEGOLAND Windsor Resort
- Runnymede (Magna Carta Memorial)

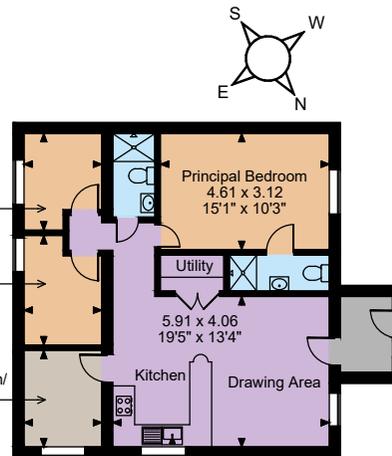
Nearby Schools

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

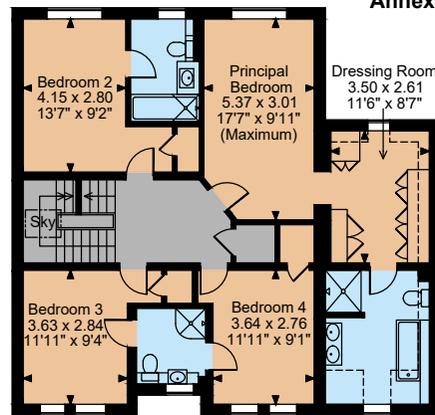




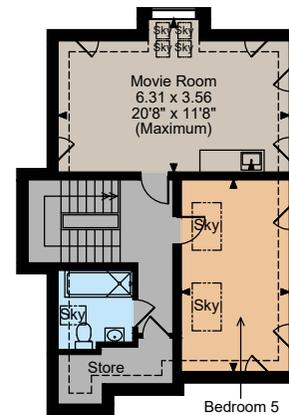
Ground Floor



Annexe



First Floor



Second Floor

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

☐☐☐☐ Denotes restricted head height

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Floorplans

House internal area 3,257 sq ft (302 sq m)
 Double Garage internal area 481 sq ft (45 sq m)
 Annexe internal area 798 sq ft (74 sq m)
 Total internal area 4,536 sq ft (421 sq m)
 For identification purposes only.

Directions

Post Code: SL4 3JE

what3words: ///supper.wash.crest

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel: 01628 683800

Services: Mains electricity, gas, water and drainage.
 Underfloor heating throughout the ground floor except the drawing room.

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

Council Tax: Band G

EPC Rating: B

Windsor

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