



Clarence House

2 Clarence Crescent, Windsor, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A distinguished Grade II listed Georgian house with a detached garden room, in one of Windsor's prime locations

A rare opportunity to acquire an elegant three-storey property of timeless character, in this exclusive town centre crescent, with key access to the delightful, private Clarence Gardens of 2 acres (exclusive to residents).



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE & OFF-ROAD PARKING



LANDSCAPED GARDENS



FREEHOLD



TOWN



3,478 SQ FT



**GUIDE PRICE
£2,795,000**



The property

The house has been beautifully extended and refurbished, with a number of period features working harmoniously with the modern-day elements, and is perfect for both family living and entertaining. The many features include sash windows, decorative plasterwork, excellent ceiling heights, CAT 5 cabling, and underfloor heating in the reception hall, kitchen/breakfast room and family bathroom. It is a property truly at one with its surroundings, with a pleasing outlook over Clarence Gardens, and is conveniently situated for local amenities.

The house is graced with a porticoed entrance, providing access to the ground floor reception hall, around which the reception rooms and kitchen/breakfast room are arranged. Of particular note is the bespoke kitchen/breakfast room, fitted with a comprehensive range of units, a central island with an integral breakfast bar, granite worksurfaces and numerous Neff appliances; double doors open the room out to the rear garden. This area, combined with

the connecting sitting room and the dining room, provides excellent entertaining/family space.

The first floor is arranged to provide a principal bedroom with a dressing room and a luxurious en suite bathroom featuring an integrated walk-in shower and roll-top bath, two further bedrooms, a walk-in wardrobe, and a shower room with double basin unit.

Situated on the lower ground floor are two further bedrooms with a shared shower room, a separate cloakroom, and a cinema room with concealed office with two working areas. Bi-fold doors open the lower, secluded patio area with covered hot tub area.

Outside

To the front of the house, the garden is laid to lawn with an attractive tessellated pathway leading to the entrance door. To the right of the lawn is a driveway providing parking for 2/3 vehicles, leading to the private garage.



At the rear of the property is an exceptional tiered garden that has been creatively designed to incorporate various paved terraces, with specimen and architectural plants providing visual interest, lighting, and an irrigation system. This superb outdoor dining and relaxation space is complemented by a detached bar/games room with bi-folding doors that open the room out to the garden. The lower terrace may be accessed directly from the TV room and is currently home to a hot tub and seating area

A key feature of the property is the exclusive gated access to Clarence Gardens comprising 2 acres of beautiful gardens for sole use of the residents of Clarence Crescent and select houses in Trinity Road. The gardens are opposite the house, therefore perfectly located for those with children and/or dogs..

Location

Clarence Crescent is a highly regarded residential road, conveniently located within striking distance of Windsor town centre with its extensive range of shops, bars and restaurants, Windsor Castle and the Long

Walk. Across the River Thames and accessible via a footbridge, the historic town of Eton offer additional shopping facilities, bars and restaurants.

For the commuter, the property is well placed for the motorway network, Heathrow Airport and Windsor's two railway stations: Windsor & Eton Riverside Station (London Waterloo 58 minutes) and Windsor & Eton Central Station (London Paddington 28 minutes).

Sporting and leisure facilities in the area include horse racing at the nearby Windsor Racecourse and at Ascot; golf at Wentworth, Sunningdale and various local clubs; padel tennis at Maidenhead, walking and horse riding in Windsor Great Park; rowing at Dorney Lake; sailing at Datchet Reservoir and Bray Lake.

The region is fortunate to have some excellent schools including St. George's Windsor Castle, Upton House in Windsor, St. John's Beaumont and Bishopsgate in Old Windsor, St. Mary's and Papplewick in Ascot and Eton College. The international schools, TASIS and ACS are both within easy reach.

Distances

- M4 (J6) 2 miles
- M25 (J13) 6 miles
- Maidenhead 7 miles
- Heathrow Airport (T5) 8.8 miles
- Central London 23 miles

Nearby Stations

- Windsor & Eton Riverside Station 0.7 miles (London Waterloo 58 minutes)
- Windsor & Eton Central Station 0.5 miles (London Paddington 28 minutes, via Slough where the Elizabeth line is available)

Key Locations

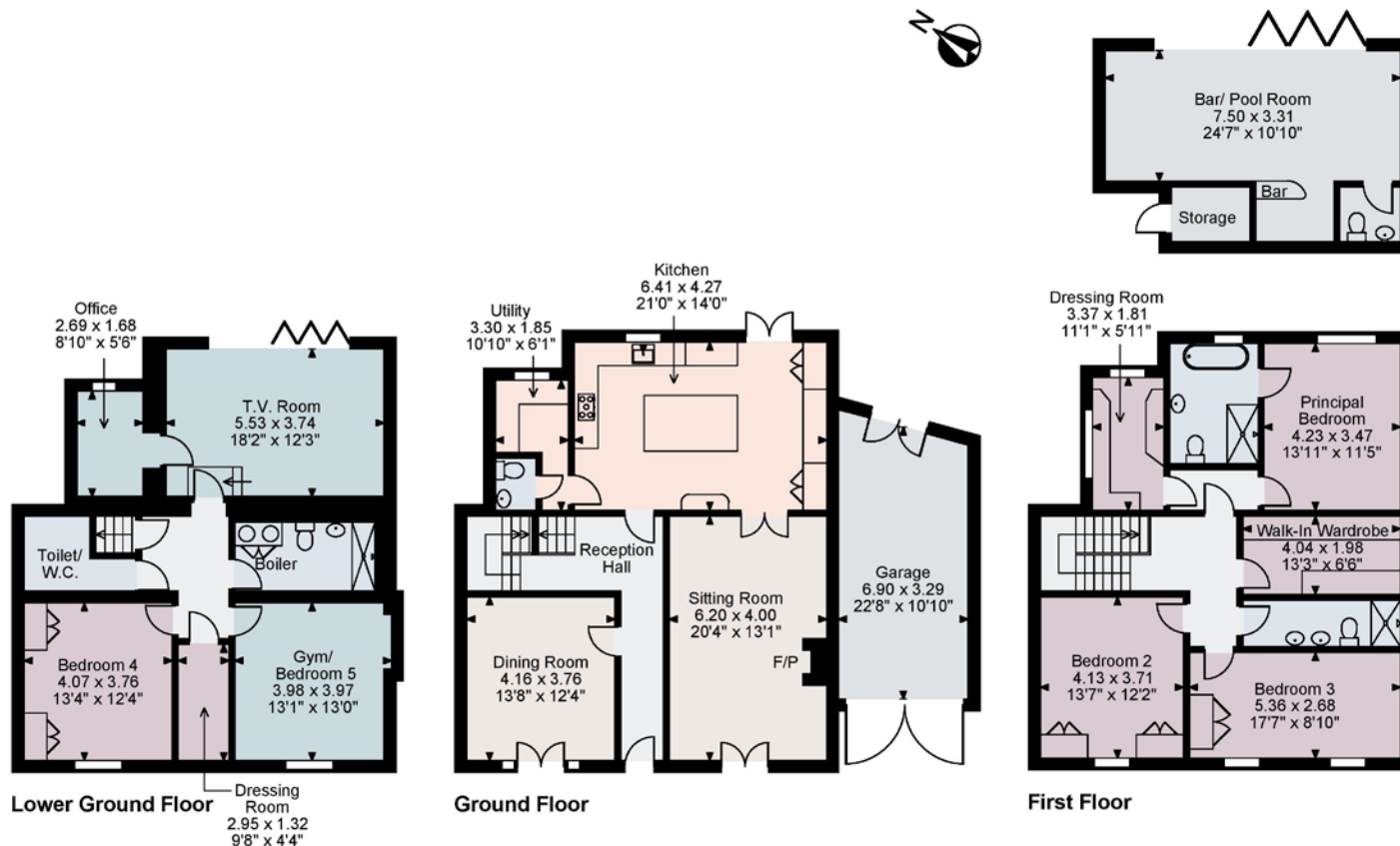
- Windsor Castle
- The Long Walk
- Windsor Great Park
- Windsor Racecourse
- Legoland
- Savill Garden

- Virginia Water Lake
- Wentworth Golf Club
- Windsor Leisure Centre

Nearby Schools

- St. George's, Windsor
- Upton House, Windsor
- St. John's Beaumont, Old Windsor
- Bishopsgate, Old Windsor
- St. Mary's, Ascot
- Papplewick, Ascot
- Lambrook, Winkfield Row
- Eton College





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8558088/PCU



Floorplans

House internal area 2,871 sq ft (267 sq m)
 Garage gross internal area = 244 sq ft (23 sq m)
 Bar/Games Room gross internal area = 363 sq ft (34 sq m)
 Total internal area 3,478 sq ft (324 sq m)
 For identification purposes only.

Directions

SL4 5DT

what3words: ///wake.onion.stones

General

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

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

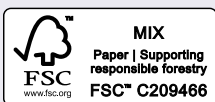
EPC Rating: D

Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

windsor@struttandparker.com
 struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2024. Particulars prepared December 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited