



20 Clarence Road
Windsor, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An elegant period property in a conservation area just moments from Windsor town centre

A fine semi-detached period house with beautifully appointed accommodation, set in one of Windsor's most sought-after addresses. The property features handsome rendered elevations, high ceilings and large sash windows, combining attractive period detailing with stylish modern décor and fittings



**3/4
RECEPTION
ROOMS**



**5/6
BEDROOMS**



4 BATHROOMS



**PERMIT
PARKING**



**SOUTH
FACING
GARDEN**



FREEHOLD



TOWN



4,003 SQ FT



**GUIDE PRICE
£2,195,000**



The property

An impressive six-bedroom period property thought to date from James Bedborough's creation of Victorian houses, built around the mid-19th century in Clarence Crescent and the surrounding roads.

A welcoming reception hall leads to steps rising to the main hallway and through to two well-appointed ground-floor reception rooms — the sitting room at the front, featuring a statement fireplace, and the generous drawing room at the rear, which features an ornate panelled ceiling, a fireplace with a logburner, and a large sash window overlooking the south-facing garden. Additionally, the ground floor includes a useful private study, ideal for home working, while the living and entertaining space continues on the lower ground floor. This level features a formal dining room at the front and, at the rear, a well-equipped kitchen with modern fitted units, granite worksurfaces, a central island, an Aga, and a breakfast area with built-in window seating. The adjoining utility room has further storage space, with the ground floor also including a laundry and a store room.

The bedrooms are arranged across the first, second, and third floors, with two generous double bedrooms on each level. The first floor includes the principal bedroom with a raised seating area beneath the window that affords a view of the spire of the Holy Trinity Church, and a spacious en suite bathroom fitted with a 'ball and claw' footed bath. A further generous bedroom, a dressing room (that could service as a bedroom if required), and a family bathroom completes the accommodation on this level.

The second floor is host to two double bedrooms, one with an en suite shower room, the other with an en suite cloakroom. French doors from the landing open onto a south and west-facing roof terrace. The top floor could be utilised as guest or au pair accommodation and comprises either two bedrooms or a bedroom and sitting room, along with a kitchen area and a shower room.



Outside

At the front of the property, a gate opens into the enclosed front garden, with a pathway and steps leading to the main entrance. The garden is bordered by a low wall topped by wrought-iron railings and includes a paved terrace and flower/shrub borders. A principally covered pathway leads round the side of the house to the rear garden, which is south-facing and welcomes plenty of sunlight throughout the day. It includes a patio area for al fresco dining and beyond, an area of lawn with border beds filled with established shrubs and colourful flowering perennials. There is a second patio at the end of the garden, providing further space in which to relax.

Location

The historic market town of Windsor is one of the UK's most prestigious locations, with its pretty streets, beautiful parks and proximity to London (38 minutes to London Paddington from Windsor & Eton Central). Windsor boasts 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. Within striking distance is The Long Walk, extending from Windsor Castle and providing a three mile walk to the renowned Copper Horse statue at the end.

Windsor is also fortunate to be in close proximity to numerous excellent schools, in both the state and independent sectors.

For the commuter, Windsor's two stations offering regular services into London, while the nearby M4 (J6) provides easy access into London, the West Country and Heathrow Airport for nationwide and international travel.



Distances

- Windsor town centre 0.2 miles
- Maidenhead 6.0 miles
- Ascot 6.5 miles
- Heathrow Airport (T5) 8.3 miles
- Central London 25 miles

Key Locations

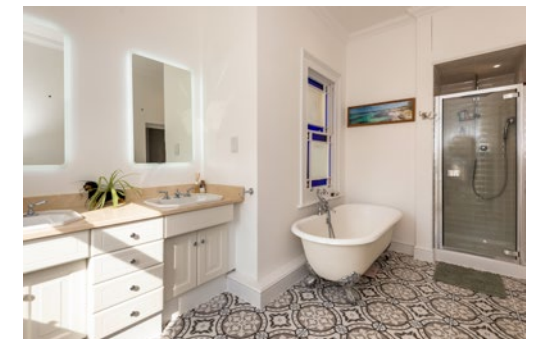
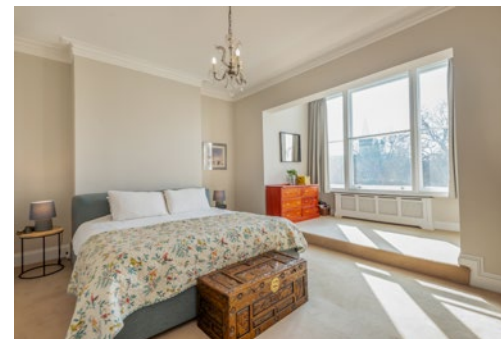
- Windsor Castle
- The Long Walk
- Windsor Great Park
- Savill Garden
- Windsor Racecourse
- Ascot Racecourse
- Virginia Water Lake
- Dorney Court
- LEGOLAND Windsor Resort
- Runnymede (National Trust)

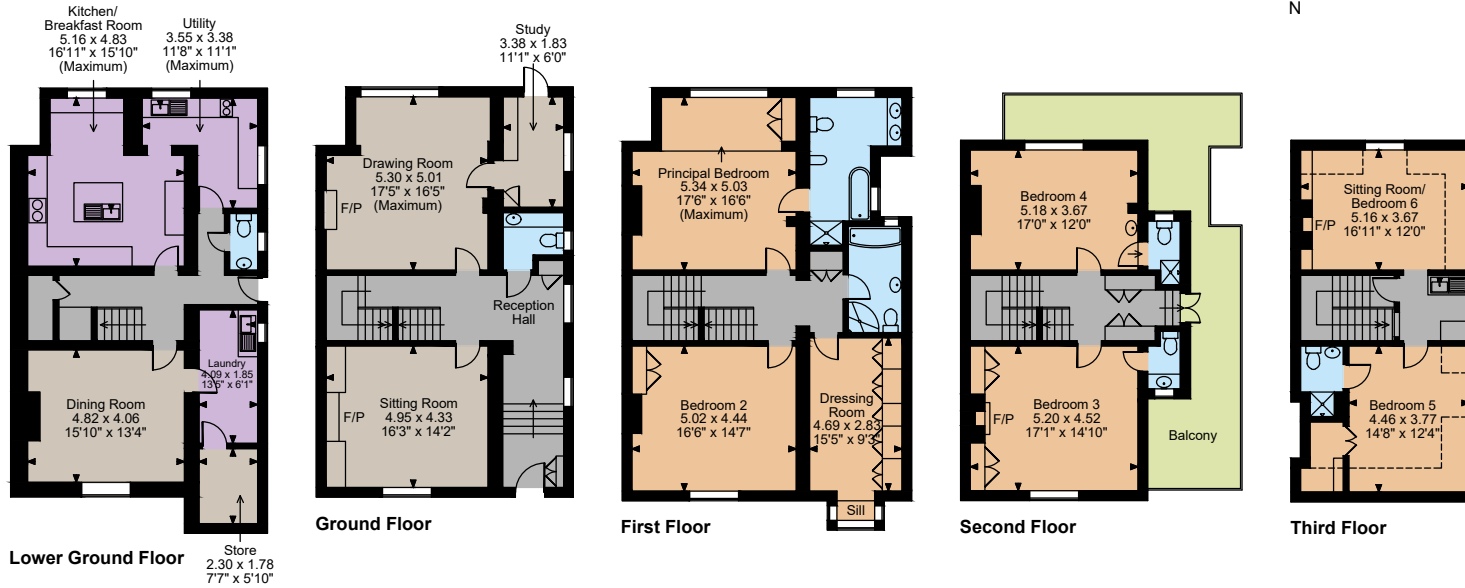
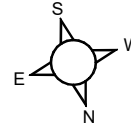
Nearby Schools

- 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

Nearby Stations

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





Floorplans

House internal area - 4,003 sq ft (373 sq m)
 Balcony external area = 330 sq ft (31 sq m)
 Total area - 4,333 sq ft (404 sq m)
 For identification purposes only.

Directions

Postcode: SL4 5AF

what3words: ///truth.tour.blues

General

Local Authority: xRoyal Borough of Windsor & Maidenhead - Tel. 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 H

EPC Rating: D

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639529/NJD

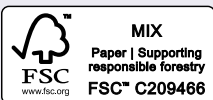
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and 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 March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

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.

