



71 Frances Road  
Windsor, Berkshire

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BNP PARIBAS GROUP



# 71 Frances Road Windsor Berkshire SL4 3AQ

A beautiful detached period house featuring an expansive kitchen/dining room/conservatory, within the coveted Golden Triangle

M4 (Jct. 6) 2.4 miles, M25 (J13) 5.2 miles, Windsor & Eton Central station 0.7 miles on foot (London Paddington 29 minutes), Windsor & Eton Riverside station 0.8 miles on foot (London Waterloo 58 minutes), Heathrow Airport (T5) 8.4 miles, Central London 25.3 miles

Reception hall | Sitting room | Games/play room  
Study | Kitchen/dining room/conservatory  
Utility room | Guest WC | Principal bedroom  
with walk-in wardrobe and en suite shower room  
4 Further bedrooms (1 en suite) | Family  
bathroom | Cellar | Front and rear gardens | Off-  
road parking | EPC rating D

## The property

This is a stunning residence, beautifully presented with an amazing kitchen/conservatory, offering a modern family home in the heart of Windsor. It is equally suited to both family living and entertaining and its flexibility, specification and position will suit a number of buyers, including those seeking convenient commuting options.

The ground floor accommodation is arranged around a welcoming reception hall and includes a sitting room with a gas fireplace and bay window, a study (also with a bay window and gas fireplace) and an adjoining games room/playroom that overlooks the kitchen/dining room. The kitchen is not only open-plan to the dining area and the conservatory, but also features a wall of bi-folding doors opening out to the rear sun terrace and garden, thereby providing exceptional space for family living and entertaining. On sunny days, and due to

the south-easterly aspect, the kitchen and conservatory enjoy sunlight all day long. Limestone tiles extend throughout this entire area; the kitchen is fitted with a bespoke range of Tom Howley units, a large central island and integrated appliances. There is also a pantry and just off the kitchen, is a utility room with its own outside access. A guest WC, along with access to the cellar, completes the arrangement on this floor.

Upstairs, there is a principal bedroom with a walk-in wardrobe and an en suite shower room, a guest bedroom with an en suite shower room, three further bedrooms and a family bathroom. All bathrooms are Porcelanosa, all bedrooms have high quality fitted wardrobes.

## Outside

At the front of the house is a traditionally tiled pathway that leads to a gothic style front door, creating an impressive entrance. This garden is enclosed by a low retaining wall topped by picket fencing whilst to the rear, a lovely family-friendly garden has been created, laid mainly to lawn and surrounded by mature hedging and small trees.

The rear of the house opens out to a large sun terrace which is perfect for entertaining. The garden incorporating approximately 85 ft laid to lawn, also has side access to the front garden, as well as access to one rear parking space which has the potential to fit two small cars if needed. Two residents parking permits are available for Frances Road.







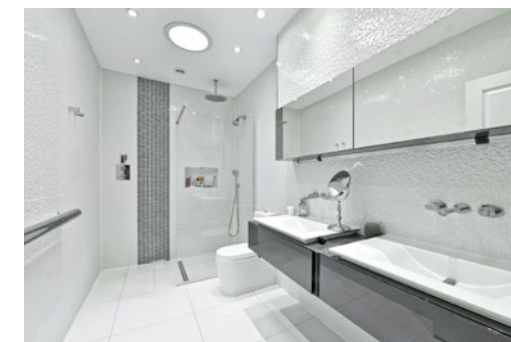
## Location

Frances Road is situated within the historic town of Windsor, within striking distance of the town centre, the Long Walk and the River Thames. The property's close proximity to Windsor's two railway stations is key, for those wishing to commute, with regular services available to London Waterloo and London Paddington (via Slough). Road connections are also convenient with the M4 (Junction 6) is within easy reach and provides access to Heathrow Airport, Central London, the West Country and the M25.

Windsor offers an array of high street and independent shopping option, and is fortunate to have some of the country's finest restaurants within easy reach. The numerous attractions in the area include Windsor Castle, The Theatre Royal, The Long Walk, Windsor Great park and Legoland. Picturesque Eton is located on the banks of the River Thames and may be reached on foot, via Eton footbridge.

Leisure facilities in the area are superb, with world-famous golf courses on Windsor's doorstep; horse riding at Windsor and nearby Ascot; cycling, walking and horse riding in the spectacular Windsor Great Park; and boating and rowing on the River Thames.

The property is also fortunate to have access to some of the country's finest schools, in both the independent and state sectors, with the independent school transport available from Frances Road.



## Frances Road, SL4

Approx. Gross Internal Area 3781 Sq Ft - 351.27 Sq M



For Illustration Purposes Only - Not To Scale

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### Directions

With Strutt & Parker's Windsor office on your left, head along Sheet Street, through the traffic lights and as the road bears around to the left, take the right hand turning into Frances Road. The property will be found near the end of the road, on the left hand side.

### General

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

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band G **Tenure:** Freehold

**Guide Price:** £2,750,000

**Agent's Note:** The property has been tenanted and the furnishings therefore may differ from those shown in the photographs.

### Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

**01753 257217**

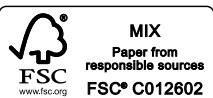
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