

33 Frances Road
Windsor, Berkshire



Strutt
& Parker

Land and property. Since 1885.

An elegant and thoughtfully extended period family home, combining period character with contemporary design in a sought-after residential location in the heart of Windsor

A beautifully presented, semi-detached family house arranged over three floors, complete with a useful cellar. The property perfectly blends traditional features with modern design, having been thoughtfully extended and updated to offer versatile living space.

The property is accessed via a welcoming reception hall featuring striking chequered marble tiling and decorative corbels, and a guest cloakroom. There is underfloor heating throughout the ground floor. The hallway leads to a drawing room, defined by a large bay window, high ceilings and a traditional style feature fireplace. At the heart of the home is an expansive open-plan kitchen/dining room, fitted with bespoke cabinetry, stone worktops, Quooker tap, integrated Siemens appliances, and a central island. Natural light floods this space through a grand arched window with double doors that open onto the rear terrace. Adjacent to the kitchen, a bright family room with a large roof lantern and industrial-style glazing offers versatile additional reception space, while a useful cellar provides excellent storage.

The first floor is host to a generous principal bedroom complete with a wide bay window and a stylish en suite shower room. Two further well-proportioned bedrooms on this level are served by a family bathroom. Occupying the second floor is a substantial fourth bedroom; illuminated by multiple skylights and benefitting from an en suite bathroom/utility room, it provides the perfect retreat for guests or older children.

To the front, the property is set back from the road behind a mature hedge, with a traditional tessellated pathway leading to the entrance, and handy side access to the rear.

2,120 sq ft (197 sq m)

2 reception rooms

4 bedrooms | 3 bathrooms

Cellar

Landscaped garden

Freehold | Town

Guide price £1,600,000



The rear garden has been thoughtfully landscaped, with a paved terrace providing space for al fresco entertaining and a bespoke outdoor kitchen with BBQ and integrated wood storage. The faux lawn is bordered by curved, white stucco walling featuring lighting that brings the garden to life at dusk; mature olive trees provide a leafy backdrop and a good degree of privacy.

Location

The highly popular Frances Road is situated within striking distance of Windsor town centre, with its two stations and extensive selection of shops, cafés, restaurants and cultural attractions, including Windsor Castle and the surrounding parks. The charming town of Eton is easily accessible, located just across the River Thames from Windsor town centre via Eton Bridge (footbridge), whilst the nearby towns of Maidenhead and Ascot provide further more extensive amenities.

For outdoor recreation, the historic Long Walk begins at Windsor Castle and offers a scenic three-mile route to the Copper Horse statue, while Windsor Great Park provides around 5,000 acres of stunning green space.

The area is renowned for its exceptional education facilities, sitting in close proximity to some of the country's finest independent and state schools, including Windsor Boys', Windsor Girls', St. George's and Upton House in Windsor, and Eton College, to name but a few.

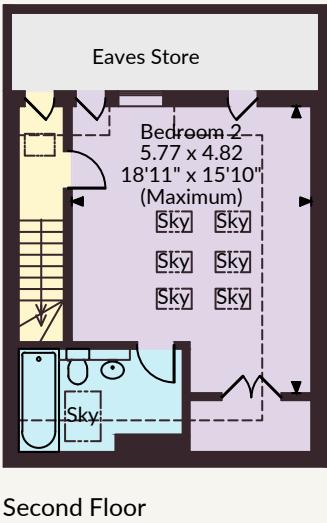
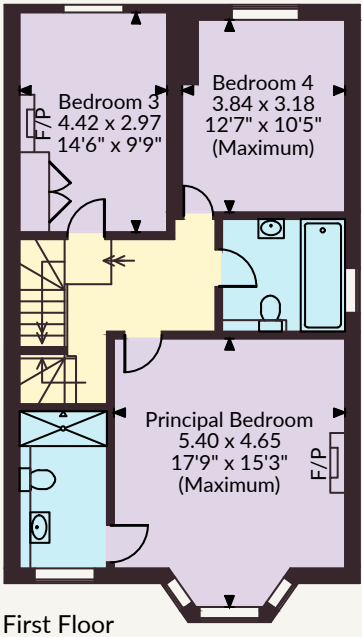
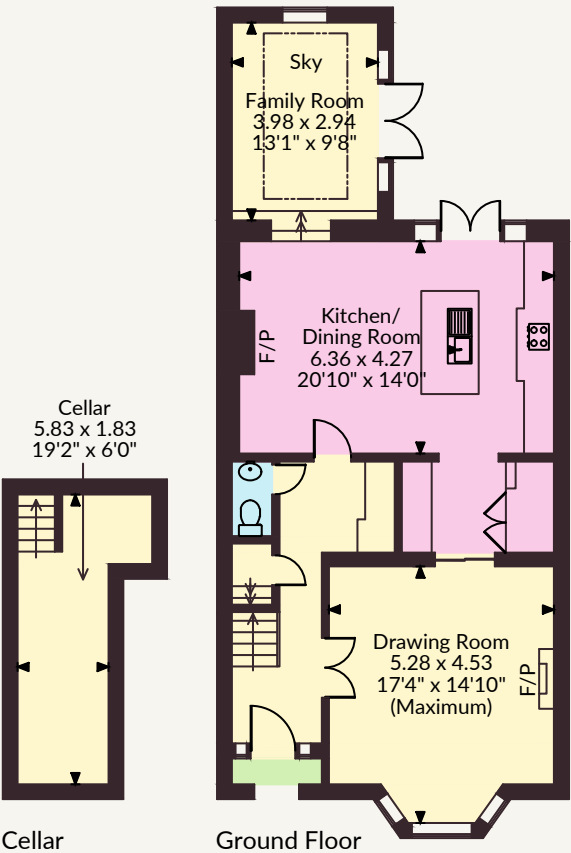
Transport connections are excellent, with Windsor & Eton Central providing services towards London Paddington (via Slough), and Windsor & Eton Riverside offering services to London Waterloo; there is easy access to the M4 and M25 motorways and Heathrow Airport.

Postcode region: SL4

General

Local Authority: Royal Borough of Windsor & Maidenhead
Services: Mains electricity, gas, water and drainage.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Frances Road, Windsor
Internal area 2,120 sq ft (197 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8703143/NJD

Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU
01753 257217 | windsor@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**
Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2026. Particulars prepared September 2026.