



90 Kings Road
Windsor, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful end-of-terrace Victorian cottage overlooking the Long Walk

A charming period cottage, that has been sensitively extended and improved to provide stylish and neutrally-decorated living space arranged over two floors. The property is conveniently located for Windsor town centre and enjoys a supreme position, with views over the Long Walk.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



PERMIT PARKING



FRONT & REAR GARDENS



FREEHOLD



TOWN



1,348 SQ FT



**OIEO
£850,000**

The property

The ground floor accommodation is arranged to provide both excellent living and entertaining space. The sitting room overlooks the Long Walk to the front and features a period fireplace, fitted bookshelving and plantation window shutters; double doors open out into a spacious dining room which in turn connects with the kitchen/family/breakfast room. This room is undoubtedly a fine feature of the house and benefits from bi-folding doors that open out to the rear patio and garden, thereby providing the perfect space for dining and entertaining. The kitchen is comprehensively fitted with a range of units, an island with an integral breakfast bar, granite worksurfaces and integrated appliances. The ground floor further comprises a useful cloakroom.

Upstairs, the principal bedroom overlooks the Long Walk and benefits from built-in wardrobes and an en suite shower room. There is a second bedroom with built-in storage, a third bedroom/study and a family bathroom.

Outside

The front garden bordered by low level walling with iron railings and a pedestrian gate, whilst to the rear there is a delightful enclosed garden with a patio area, ideal for outdoor dining and entertaining. The garden has been designed to provide 'year round' interest and incorporates an area of lawn and a variety of flowering plants and shrubs. Discreetly positioned at the rear of the garden is a shed and a store.



Location

Kings Road is a highly regarded road, conveniently located within striking distance of Windsor town centre and its wide range of shopping facilities. The property itself is enviably located opposite the Long Walk, leading from Windsor Castle and providing a pleasant three-mile walk to the impressive Copper Horse statue at the end. The Windsor Great Park is also nearby and offers around 4,800 acres to explore. Communication links are excellent with two nearby railway stations providing regular services to both London Paddington and London Waterloo, easy access to the M4 and M25 motorways and Heathrow Airport.

Local attractions include Windsor Castle, the Theatre Royal Windsor and the picturesque Virginia Water Lake. The quaint town of Eton lies just across the River Thames and is accessible on foot from Windsor town centre, via Eton Bridge.

A wide range of sporting and leisure facilities are available in the area including world-class golf courses, horse riding, polo and horse racing at Ascot and Windsor, and boating on some stretches of the River Thames.

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) 2.5 miles
- M25 (J13) 5.5 miles
- Windsor town centre 0.2 mile
- Maidenhead 6.6 miles
- Ascot 6.8 miles
- Heathrow Airport (T5) 8.7 miles
- Central London 25 miles

Key Locations

- Windsor Castle
- The Long Walk
- Windsor Leisure Centre
- Windsor Racecourse
- Savill Garden
- Windsor Great Park
- Virginia Water Lake
- Ascot Racecourse
- Legoland

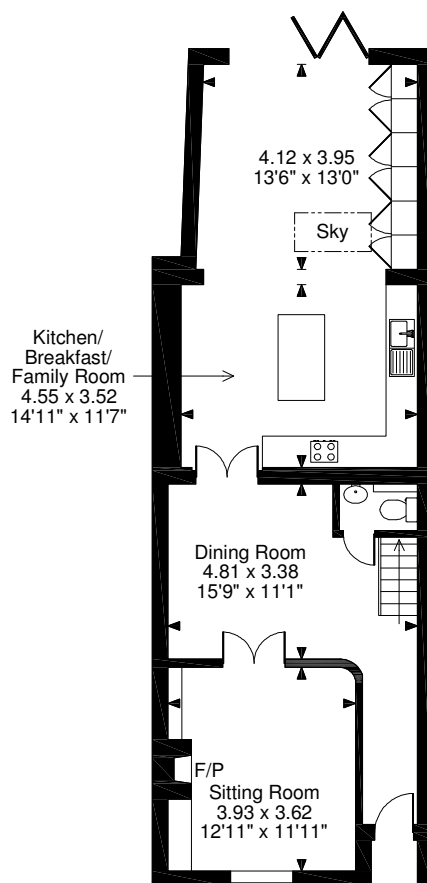
Nearby Stations

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

Nearby Schools

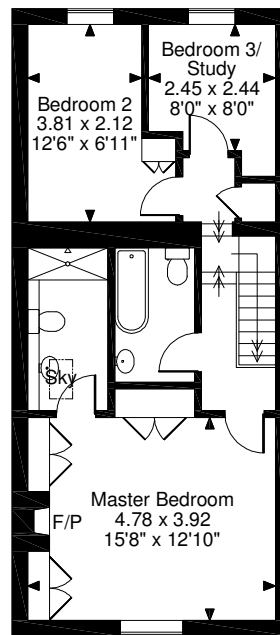
- Windsor Boys' School
- Windsor Girls' School
- St. George's School, Windsor
- Upton House, Windsor
- Eton College
- Lambrook, Winkfield Row
- Bishopsgate, Englefield Green
- St. John's Beaumont, Old Windsor
- Papplewick, Ascot
- St. George's, Ascot





Ground Floor

90 Kings Road, Windsor
Main House gross internal area = 1,348 sq ft / 125 sq m



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Floorplans

House internal area 1,348 sq ft (125 sq m)

For identification purposes only.

Directions

SL4 2AP

what3words: ///retain.curiosity.task

General

Local Authority: Royal 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 F

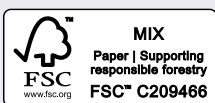
EPC Rating: C

Windsor

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