



5 Long Walk Villas  
76A Kings Road, Windsor, Berkshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## 5 Long Walk Villas 76A Kings Road, Windsor, Berkshire SL4 2AH

Set within a secure gated development, a handsome 5-bedroom red brick townhouse occupying a supreme position overlooking the Long Walk and with views of Windsor Castle.

Windsor & Eton Riverside Station 0.9 miles (London Waterloo 58 minutes), Windsor and Eton Central Station 1 mile (London Paddington 29 minutes), M25 (J13) 6.2 miles, Heathrow Airport 7.9 miles, Central London 23.2 miles

Drawing room | Sitting room | Kitchen/dining/ breakfast room | Utility room | 2 Cloakrooms  
Principal bedroom with en suite bathroom  
3 Further en suite bedrooms | Bedroom 5/ family room | Roof terrace with views of Windsor Castle and the Long Walk | Rear garden | Terrace | Integral garage | Visitors' parking | EPC rating C

### The property

Set within a secure gated development built by the highly regarded Octagon Developments, a handsome red brick townhouse occupying a supreme position overlooking the Long Walk and with views of Windsor Castle. Set over five floors, the property offers in excess of 3,380 sq. ft. of stylish, contemporary living space and the many features include under-floor heating, fresh air circulation and solar panels.

The ground floor accommodation is arranged to provide an impressive drawing room with striking chequerboard tiled flooring and an adjoining sitting room, accessed via double glass doors and featuring a contemporary fireplace. This room enjoys direct access to the rear terrace with glass balustrading and combined, these two rooms provide excellent

entertaining and relaxation space; a cloakroom completes the accommodation on this floor.

On the lower ground floor is the hub of the house, the sleek kitchen/dining/breakfast room that is extensively fitted with a range of units and integrated Miele appliances. There is ample space for a dining table, in addition to a dedicated seating area with two sets of French doors opening the room out to the rear split-level garden. This floor further comprises a utility room, a cloakroom and direct access to the integral garage.

The first floor is host to three bedrooms (two with en suite shower rooms), whilst on the second floor there is the principal bedroom with a dressing area and a luxurious en suite bathroom, and a fifth bedroom/family room with an en suite shower room.

On the third floor is a small conservatory with French doors opening out to a roof terrace with a wonderful outlook over the Long Walk and views towards Windsor Castle.

### Outside

Set behind electrically operated wrought-iron gates, the property enjoys a fine frontage in its esteemed location, with impressive Long Walk views. In addition to the integral garage, there is also visitors' parking. The enclosed, low-maintenance rear garden comprises a paved patio with steps rising to a further paved seating area that provides excellent outdoor dining/relaxation space. Raised flower/shrub beds add visual interest.





## Location

Long Walk Villas is situated on the highly sought-after Kings Road, ideally situated within striking distance of Windsor town centre and its eclectic mix of independent boutiques and high street stores, restaurants and bars, alongside historic Windsor Castle and The Long Walk. Nearby Windsor Great Park provides around 5,000 acres of green space to explore, and Eton, across the River Thames, is accessible via Eton Footbridge.

Educational opportunities in both the state and independent sectors are plentiful and include St. George's and Upton House in Windsor, Eton College, St. John's Beaumont and Bishopsgate in Englefield Green, Lambrook in Winkfield Row, and Papplewick and Heathfield in Ascot.

Communications are excellent, with the M4 and M25 motorways nearby providing access to the national motorway network and the two mainline railway stations in Windsor offering fast and frequent services to London in as little as half an hour.

Sport and leisure amenities include horse racing at the renowned Windsor and Ascot racecourses, boating on the River Thames, numerous well-regarded golf courses, and walking and cycling opportunities. Family attractions include Legoland, Windsor Castle and the Theatre Royal. The Long Walk leads from Windsor Castle and offers a scenic three-mile walking route to the impressive Copper Horse Statue.



## Long Walk Villas, Kings Road, Windsor

Approximate Gross Internal Area = 278.0 sq m / 2990 sq ft

Garage = 36.0 sq m / 393 sq ft

Total = 314.0 sq m / 3383 sq ft



Illustration for identification purposes only. Not to scale  
Ref: 176123



### Directions

With Strutt and Parker's Windsor office on your left, head along Sheet Street, through the traffic lights and bearing sharply around to the left into Kings Road. Long Walk Villas will be found on the right 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

**Service Charge:** £2,500 p.a.

**Guide Price:** £2,750,000

### Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

**01753 257217**

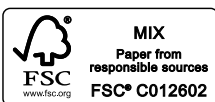
windsor@struttandparker.com  
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