



14 Park Street  
Windsor, Berkshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# 14 Park Street Windsor Berkshire SL4 1LU

An elegant 5-bedroom Grade II listed townhouse in a highly desirable Windsor setting

M4 (Jct 6) 2.6 miles, M25 (Jct 13) 5.6 miles, Windsor & Eton Central station 0.2 miles (London Paddington 29 mins), Windsor & Eton Riverside mainline station (London Waterloo 56 mins), Maidenhead 7 miles, Ascot 7.5 miles, Heathrow Airport(T5) 7.9 miles, Central London 24 miles

Reception hall | Drawing room | Dining room  
Sitting room | Study | Kitchen/breakfast room  
Utility room | Cloakroom | Principal bedroom with dressing room & en suite bathroom  
3 Further bedrooms | Family room/bedroom 5  
Family bathroom | Shower room | Garden  
EPC rating D

## The property

This impressive period townhouse forms part of a Grade II listed terrace in the heart of Windsor, opposite Windsor Castle. Dating from the early 19th century, the property boasts handsome rendered elevations and various elegant original details whilst inside there are five floors of beautifully appointed accommodation with high ceilings and a combination of modern and traditional styling.

The ground floor has a semi open-plan layout with the drawing room connecting to the kitchen/breakfast room via an arched entrance. Exposed wooden floorboards extend through both rooms, with the drawing room also featuring a fireplace. The kitchen itself has a central island with an integral breakfast bar, shaker-style units and integrated appliances. At the rear of the ground floor there is a formal dining room with a ceiling lantern skylight and

French doors opening to the rear garden, while the first floor has two further reception rooms: the study and the spacious sitting room, with arched French windows welcoming plenty of natural light and opening onto an ornate cast iron balcony with views of the Castle.

There are five bedrooms located across the lower ground floor, second and third floors. The second-floor principal bedroom has its own luxurious dressing room and en suite bathroom. There are two bedrooms on the lower ground level, as well as a useful utility room and a shower room, with the third floor featuring a family bathroom, a bedroom with a walk-in wardrobe, and a fifth bedroom, currently being utilised at a family room.

## Outside

At the front, the property opens onto Park Street within the historic centre of Windsor and just yards from Windsor Castle, the Royal Mews and The Long Walk. At the rear there is a walled patio garden with space for pot plants and al fresco dining.

## Location

Close to Windsor town centre, Park Street is a prestigious road situated just moments away from the Castle and The Long Walk. This historic market town is one of the UK's most sought-after locations with its pretty streets, good range of shopping and supermarkets, beautiful parks and proximity to London. For the commuter, the property is well placed for Windsor's two train stations, access to the motorway networks and Heathrow Airport.

The region is also fortunate to have some of the country's finest state and public schools, including St George's School Windsor Castle, Upton House in Windsor, Holyport College (the 'free' school sponsored by Eton College), St Jon's Beaumont and Bishopsgate in Old Windsor, and the famous Eton College.







Floorplans  
House internal area 3,479 sq ft (323 sq m)  
Balcony external area = 63 sq ft (6 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Location (cont.)

Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, horse racing at Windsor and Ascot, and the river Thames for boating and rowing.

## Directions

With Strutt & Parker's Windsor office on your right, head along Park Street and the property will be found a short distance along on the right hand side.

## General

**Local Authority:** The Royal Borough of Windsor and Maidenhead – Tel. 01628 683800

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

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,575,000

## Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

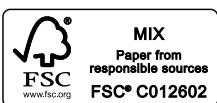
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