



WARNING!

Church Lodge

St. Albans Street, Windsor, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A unique Georgian property, in a prime position within the Royal Mews, alongside Windsor Castle and The Long Walk

A superb opportunity to acquire a stunning freehold property in an unrivalled position, opposite Windsor Castle and adjacent to St. John the Baptist Church. St. Albans Street is an 'access only' road, leading to the main entrance of the castle, and the Henry VIII gate.



**2-4
RECEPTION
ROOMS**



**3-5
BEDROOMS**



2 BATHROOMS



**2 PARKING
PERMITS**



**COURTYARD
GARDEN &
BALCONY**



FREEHOLD



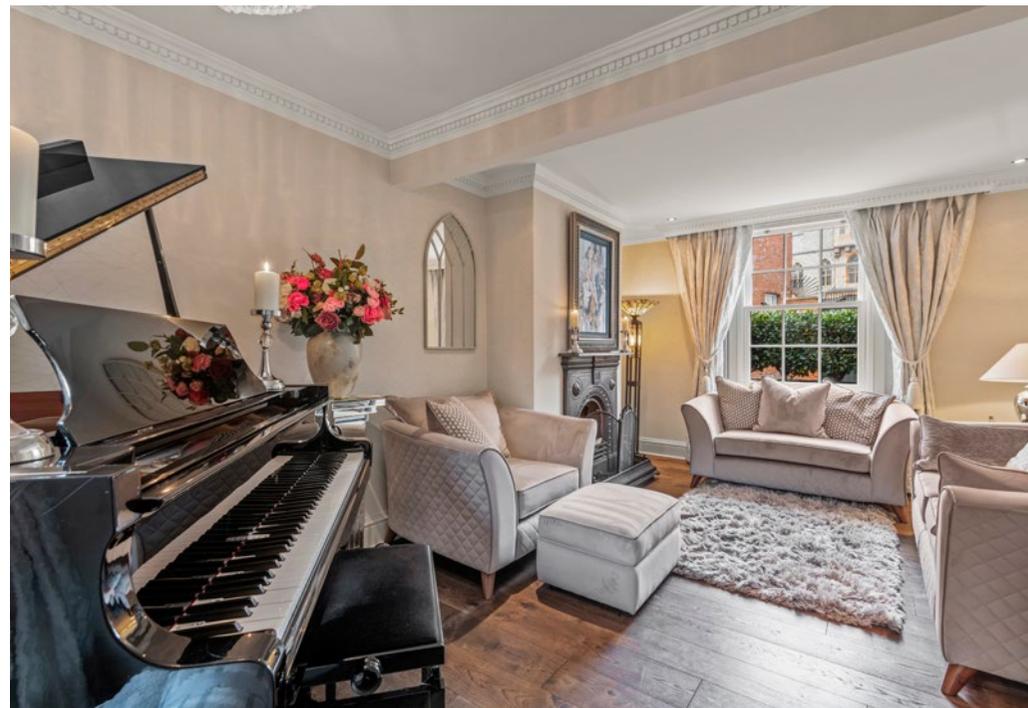
TOWN



1,794 SQ FT



**GUIDE PRICE
£1,850,000**



The property

Church Lodge has been the subject of complete refurbishment, with period features successfully blending with contemporary fittings, the result of which is a stunning property that is testament to the owners' obvious flair for design and detail.

The many improvements include a bespoke German kitchen fitted in 2024, new bathrooms, under-floor heating, a new roof, rewiring, double glazed sash windows and doors, and new plumbing and a boiler (fitted in 2023, with a 10-year guarantee); the central heating can be remotely controlled and adjusted by a Hive mobile phone app. The fireplaces have been refurbished with new chimney liners and there is the addition of a new log burner fitted in the dining room also during 2024; all are still under warranty.

The accommodation is arranged over three levels and offers immense flexibility. On the ground floor, the striking kitchen is fitted with a range of bespoke units, integrated appliances, remote controlled lighting and a Quooker tap with options for filtered, chilled, still

and sparkling water, as well as boiling water. This room links to the dining room with its under-floor heating, dimmable and remote-controlled lighting, a reclaimed brick feature fireplace with slate hearth and inset log burner, and a French oak clad staircase with illuminated wine store/cellar beneath. Patio doors open out from this room to the courtyard, thereby creating superb extended dining/entertaining space.

Situated off the reception hall is the dual aspect sitting room with a period fireplace, dark oak flooring, and views of the castle and the Royal Mews; across the hall is a study that could be utilised as an additional bedroom if required. Stairs lead down from the hall to the lower ground floor TV/cinema room, featuring a working fireplace and dimmable lighting (this room could be used as a bedroom if required).

On the first floor is the impressive principal bedroom boasting direct access to a balcony deck with a wonderful outlook over the church gardens to the church itself, and a view of the castle's Round Tower.



This room also benefits from under-floor heating, remote controlled curtains, coving lighting, and bespoke fitted wardrobes that also conceal access to the en suite shower room. There are two further bedrooms on this level, one of which has access to the luxurious family bathroom with under-floor heating.

Outside

To the front is a small garden, enclosed by a low brick retaining wall topped with clipped hedging that also forms an arch above the wrought-iron pedestrian gate. Accessed from the dining room via full-height sliding glass doors is a charming courtyard garden that is particularly pretty during the evenings due to creatively placed lighting, including two floodlights fitted to the rear walls that light up the facade of St. John the Baptist church and can be colour-changed via a mobile phone app.

The property has the benefit of two permanent parking permits. Additional permits for guests/visitors may be purchased for exclusive use of the 'reserved residents only' parking bays along Park Street.

Location

The historic market town of Windsor is one of the UK's most sought-after locations with its pretty streets, beautiful parks and proximity to London. The town offers a fine variety of shopping and supermarkets, while some of the country's finest restaurants are within easy reach.

For the commuter, Windsor's two train stations offer regular services to London Waterloo and Paddington (via Slough); the M4 is available via the nearby Junction 6, providing access to Heathrow Airport, the M25, Central London and the West Country. Heathrow Airport may also be reached via the Heathrow Express bus from Windsor High Street.

Leisure facilities are superb and plentiful, with world-class golf courses on Windsor's doorstep, spectacular parks, and the river Thames for boating and rowing. Windsor is also fortunate to be near some of the country's finest schools, in both the state and independent sectors.



Distances

- Windsor town centre 0.2 mile
- Ascot High Street 6.5 miles
- Maidenhead 7.0 miles
- Heathrow Airport (T5) 8.5 miles
- Central London 25.5

Key Locations

- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- Savill Garden
- Virginia Water Lake
- Runnymede
- LEGOLAND Windsor Resort
- Ascot Racecourse

Nearby Schools

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

Nearby Stations

- Windsor & Eton Central Station
- Windsor & Eton Riverside Station





Illustration for identification purposes only, measurements are approximate, not to scale.



Floorplans

House internal area 1,794 sq ft (166.6 sq m)
For identification purposes only.

Directions

Post Code: SL4 1PF

what3words: ///lunch.green.factories

General

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

Services: Mains services. Under-floor heating in the dining room, principal bedroom and family bathroom.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Windsor

16 Park Street, Windsor, Berkshire SL4 1LU

01753 257217

windsor@struttandparker.com

struttandparker.com

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. Photographs taken January 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

