



6 The Friary
Old Windsor, Berkshire

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**STRUTT
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BNP PARIBAS GROUP 

6 The Friary Old Windsor, Berkshire SL4 2NS

A charming 3-bedroom apartment forming part of a converted, mid-Victorian mansion house, situated beside the River Thames

Windsor & Eton Central station 3 miles (London Paddington 29 minutes, London Waterloo 1 hour 10 minutes), M25 (J13) 3.5 miles, M4 (J6) 4.5 miles, Windsor town centre 2.6 miles, Heathrow Airport 6.4 miles, Central London 23.4 miles

Reception hall | Sitting room | Kitchen/breakfast room | 3 Bedrooms | Family bathroom
Allocated parking | Communal garden
EPC rating E

The property

Believed to have been built in 1873, The Friary was converted into apartments pre-World War II and offers a wealth of historic charm and characterful architecture. Number 6 enjoys an elevated outlook over the garden and river, with a central reception hallway giving access to the versatile accommodation comprising a sitting room with bay window featuring attractive decorative glass panels, as well as a fireplace focal point. The adjacent kitchen/breakfast room has rustic, wood-fronted cabinetry, topped by tiled work surfaces and provides the perfect setting for informal dining whilst enjoying the riverside views.

The principal bedroom, which currently presents as a formal dining room, enjoys the enhanced illumination and vistas provided by the two bay windows offering south and easterly aspects. There are two further bedrooms, one with fitted wardrobe storage, and a family bathroom.

Outside

Prior to conversion, the grounds of The Friary

formed part of Windsor's Priory Estate with the benefit of a boundary which lies alongside the Thames Path on the banks of the river. A picket fence aligns with the pathway which follows the waterway and a gate provides direct access for pleasant riverside walks or running routes. There are plenty of settings within the communal gardens for outdoor seating, with the grounds mainly laid to lawn interspersed with shrubs and specimen trees and with mature shrubbery to boundaries. A decorative red brick wall and a paved terrace follows the perimeter of the house and gravelled hardstanding at the frontage of the property offers parking for vehicles. The apartment has its own garage in a separate garage block at the side of the main building, in addition to the frontage parking.

Mooring can be used (on a first come first served basis) by any of the leaseholders on the river bank alongside the communal gardens (according to the freeholder). **May be subject to River Authority approval.

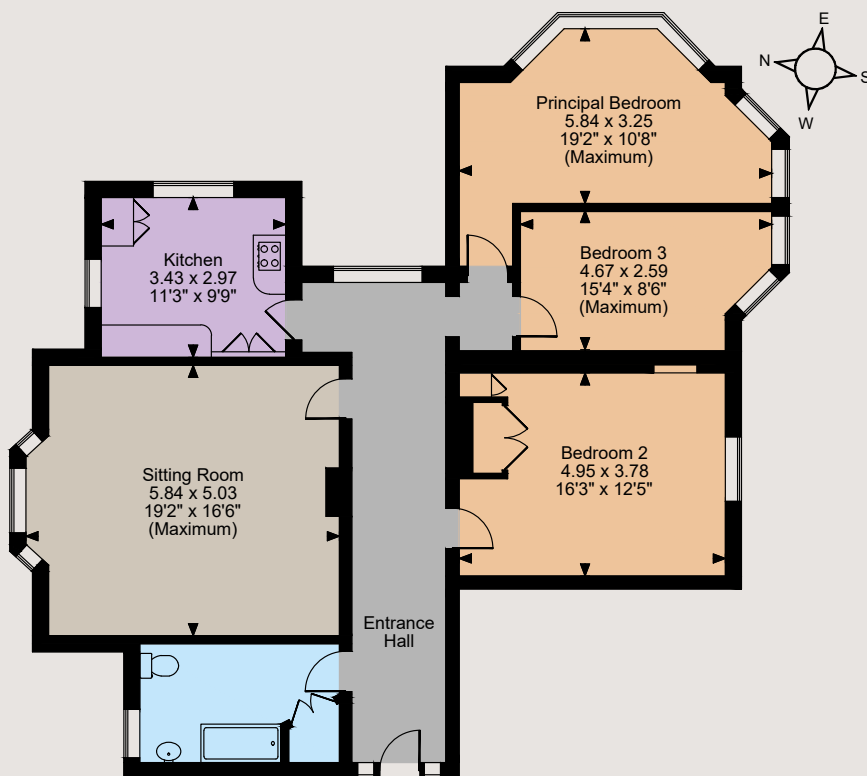


Location

The Friary is situated on the southern fringes of the village of Old Windsor which offers a range of shops catering for everyday needs and is conveniently located for transport links, with the M25 and M4 motorways being within easy reach. Nearby, historic Windsor offers an extensive range of shopping, together with numerous cafés, bars and restaurants. The two train stations offer fast services into London and for travel further afield Heathrow Airport is within easy reach. Leisure and sporting facilities are plentiful, with world-class golf courses on Windsor's doorstep including Wentworth, Sunningdale, Swinley Forest and The Royal Berkshire; horse riding and polo in Windsor Great Park; horse racing at Ascot and Windsor, along with boating on some stretches of the River Thames. Well-regarded schooling in the vicinity includes Windsor Boys' School and Windsor Girls' School, Upton House, The King's House, St. George's and Eton College.



Floorplans
Internal area 1,279 sq ft (119 sq m)
For identification purposes only.



First Floor

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

From Strutt & Parker's Windsor office and turning left onto the B3022, following Sheet Street and Kings Road. Bear left onto the A308/ Albert Road and then bear left staying on the A308/Datchet Road. Follow the road around to the right to join Straight Road and the turning onto The Friary will be on the left, with the property positioned on the right.

General

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

Services: Mains electricity, gas, water and drainage

Council Tax: Band E

Tenure: Leasehold (expiry date of August 2156) with a Share of Freehold

Guide Price: £640,000

Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

01753 260706

windsor@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

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