



Halcyon House, 21 Clarence Road, Windsor, Berkshire

# Halcyon House

## 21 Clarence Road, Windsor, Berkshire SL4 5AX

An imposing 6-bedroom Victorian house, with a 2-bedroom apartment, in Central Windsor

M4 (J6) 1.8 miles, Windsor and Eton Central station 0.5 miles (London Paddington 29 minutes), Windsor & Eton Riverside station 0.8 miles (London Waterloo 58 minutes), Windsor town centre 0.2 miles, Heathrow Airport (T5) 8.3 miles, Central London 24.8 miles

Main house: Reception hall | 2 Reception rooms  
Kitchen/breakfast/sitting room | Utility room  
Cloakroom | 6 Bedrooms (4 en suite) | Shower room | EPC rating E

Apartment: Reception hall | Sitting room  
Kitchen/dining room | 2 Bedrooms (1 en suite)  
Shower room | Store room | EPC rating D

Landscaped gardens | Off-street parking

### The property

A beautifully-presented property including both a spacious six bedroom house with a generous amount of living space, and a self-contained two bedroom apartment on the lower ground floor; stylish, neutral decoration features throughout.

The welcoming reception hall, with its striking tessellated floor, leads through to the principal ground floor rooms. The spacious drawing room, featuring two bay windows and a fireplace, is light and airy and opens into the dining room, also with an elegant fireplace. The kitchen/breakfast room and sitting room share a generously-sized open-plan space, particularly suited to relaxed family living and informal dining. The contemporary kitchen is fitted with a sleek range of units, a range cooker and a central island with an integral breakfast bar. The ground floor further comprises a utility room and a cloakroom.

Four bedrooms on the first floor all benefit from well-appointed en suites, whilst on the second floor, there are two further bedrooms and a shower room.

The two bedroom apartment, located on the lower ground floor, benefits from its own independent entrance. The accommodation includes a spacious sitting room featuring an exposed brick fireplace and a bay window with double doors leading outside. The kitchen/dining room is fitted with contemporary white units and integrated appliances; a stable door opens outside and there is ample space for a dining table. The master bedroom enjoys direct outside access via double doors and benefits from an en suite bathroom. The second bedroom is serviced by a separate shower room.

### Outside

Vehicular access to the property is from Alma Road via electronically operated gates opening onto a driveway that provides parking for several vehicles. To the front is a traditional front garden with a brick retaining wall with inset wrought-iron pedestrian gate.

At the rear, the landscaped garden is well-maintained that has been designed and planted to provide year-round interest. A paved patio and a generous decking area provide a choice of 'al fresco' dining or entertaining spaces. The apartment benefits from two patio areas on the lower-ground level at the front of the property.

### Location

The property enjoys a convenient central Windsor location close to a wide range of amenities, shops and cultural attractions, while the area also offers some superb fine dining options. The two mainline stations in Windsor provide attractive commuting options while Heathrow Airport is also easily reached for international travel.

Facilities for outdoor pursuits such as golf, rowing and riding are all on Windsor's doorstep; the spectacular Windsor Great Park is close by.





## Location (cont.)

Windsor is also fortunate to be in close proximity to some of the country's finest schools, including St. George's, Windsor Castle and Upton House in Windsor; St. John's Beaumont in Old Windsor; Bishopsgate in Englefield Green; Lambrook in Winkfield Row; and Eton College.

## Directions

With Strutt & Parker's Windsor office on your left, head along Sheet Street (B3022) and at the traffic lights, turn right into Victoria Street. Proceed straight over a mini-roundabout and immediately after the next set of traffic lights, Halcyon House will be found on the right hand side, on the corner of Alma Road.

## General

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

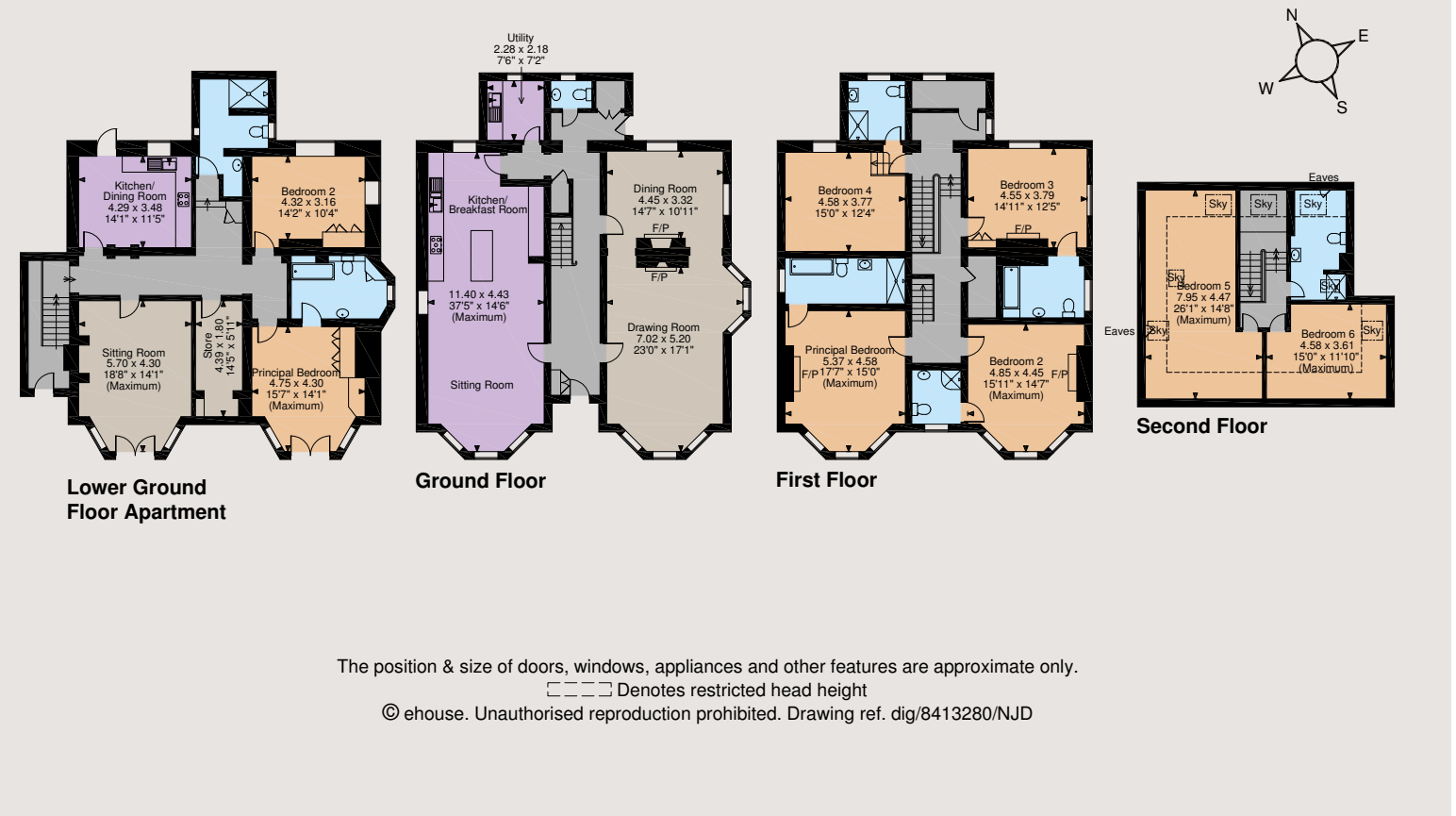
**Services:** Mains electricity, gas, water and drainage are connected to the property.

**Council Tax Band:** House - G, Apartment - D

**Tenure:** Freehold

**Guide Price:** £2,300,000

Floorplans  
House internal area 3,377 sq ft (314 sq m)  
Lower Ground Floor Apartment internal area 1,436 sq ft (133 sq m)  
For identification purposes only.



## Windsor

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