



2 Garfield Place  
Windsor, Berkshire










STRUTT  
& PARKER

BNP PARIBAS GROUP



# A charming, terraced cottage situated just moments from the heart of historic Windsor

With an appealing façade, this characterful home offers a spacious, open-plan reception area, with a bright conservatory giving access to the courtyard garden. In the ideal position for access to Windsor’s High Street, the cottage is also within easy reach of the acclaimed Long Walk and the banks of the River Thames.

|   |                          |   |                                 |   |                             |
|---|--------------------------|---|---------------------------------|---|-----------------------------|
|  | <b>2 RECEPTION ROOMS</b> |  | <b>3 BEDROOMS</b>               |  | <b>1 BATHROOM</b>           |
|  | <b>PERMIT PARKING</b>    |  | <b>FRONT &amp; REAR GARDENS</b> |  | <b>FREEHOLD</b>             |
|  | <b>TOWN</b>              |  | <b>855 SQ FT</b>                |  | <b>GUIDE PRICE £550,000</b> |



## The property

This delightful property features period architectural detail including decorative brick lintels to windows and the entrance doorway, a box bay and sash windows.

The interior provides versatility and potential with an eclectic blend of vintage characteristics alongside modern enhancements. The 24 ft. sitting/dining room features a seating area with a bay window and fireplace, whilst the dining area offers a genial setting in which to dine and entertain, with an easy transition via double doors into the light-filled conservatory and courtyard style garden beyond. The kitchen, with its practical tiled floor, is fitted with wall and base units with timber worksurfaces and a key feature being the DeLonghi range cooker.

Upstairs, there are three well-proportioned bedrooms, two of which have fitted wardrobe storage and one featuring an attractive cast-iron fireplace, along with a family shower room.

## Outside

Attractive white picket fencing forms the boundary at the front of the cottage, with a gate opening onto a pathway leading to the sheltered entrance porch. Low-maintenance, decorative stone covering offers neat presentation at the front of the house, whilst the rear garden provides a paved courtyard setting. There is ample space for garden furniture, perfect for al fresco dining and relaxation, and the pedestrian gate affords useful rear access.



## Location

The property occupies a tucked-away cul-de-sac positioned within striking distance of Windsor town centre. The historic market town is renowned for its Royal connections, appealing architecture, attractive streets, good range of shopping and supermarkets, beautiful parks and proximity to London.

For the commuter, the town has two train stations, with road-users having easy access to the motorway networks and to Heathrow Airport for travel further afield.

Leisure facilities are excellent and plentiful, with world-class golf courses on Windsor's doorstep, spectacular green open spaces, horse racing at Windsor and Ascot, and some stretches of the River Thames for boating and rowing.

The region is also fortunate to have some of the country's finest state and public schools.



## Distances

- M4 (Jct 6) 2.5 miles
- M25 (J13) 5.5 miles
- Windsor town centre 0.2 mile
- Maidenhead 6.6 miles
- Ascot 6.8 miles
- Heathrow Airport (T5) 8.7 miles
- Central London 25 miles

## Key Locations

- Windsor Castle
- The Long Walk
- Windsor Leisure Centre
- Windsor Racecourse
- Savill Garden
- Windsor Great Park
- Virginia Water Lake
- Ascot Racecourse
- Legoland

## Nearby Stations

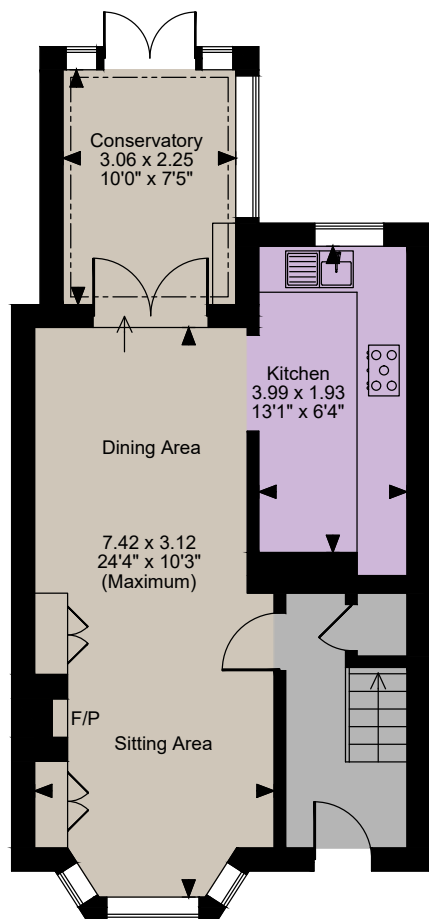
- Windsor & Eton Central Station
- Windsor & Eton Riverside Station
- Datchet Station
- Slough Station (Elizabeth Line)

## Nearby Schools

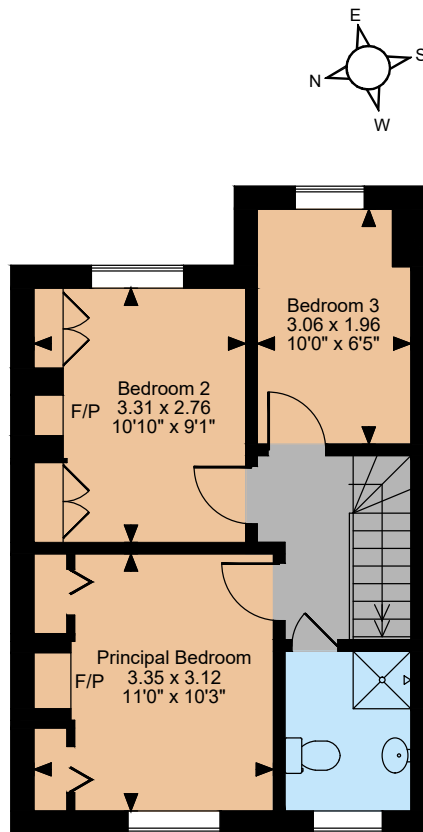
- Windsor Boys' School
- Windsor Girls' School
- St. George's School, Windsor
- Upton House, Windsor
- Eton College
- Lambrook, Winkfield Row
- Bishopsgate, Englefield Green
- St. John's Beaumont, Old Windsor
- Papplewick, Ascot
- St. George's, Ascot







**Ground Floor**



**First Floor**

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

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## Floorplans

House internal area 855 sq ft (79 sq m)

For identification purposes only.

## Directions

SL4 3BT

what3words: ///shares.shield.slides

## General

**Local Authority:** Borough of Windsor & Maidenhead –

Tel. 01628 683800

**Services:** Mains electricity, gas, water & drainage

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

**Council Tax:** Band D

**EPC Rating:** D

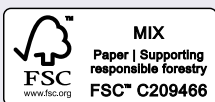
## Windsor

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