



3 Park Street, Windsor, Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

3 Park Street Windsor, Berkshire SL4 1LU

A fine Grade II listed, townhouse with an elegant interior and contemporary styling

M4 (Jct 6) 2.6 miles, M25 (Jct 13) 5.6 miles,
Windsor & Eton Central station 0.2 miles
(London Paddington 29 minutes), Windsor
& Eton Riverside station 0.5 miles (London
Waterloo 58 minutes), Heathrow Airport (T5) 7.9
miles, Central London 21.4 miles

Reception hall | Dining room | Kitchen/
breakfast/family room | Cloakroom
4 Bedrooms (2 en suite) | Family bathroom
Separate shower room | South-facing garden
EPC rating C

The property

A handsome three storey, red brick townhouse with exterior period features including sash windows, a 4-panelled entrance door with rectangular fanlight, and plain pilasters topped with a flat cornice hood. Internally, the retained characteristics blend seamlessly with modern design and bright, white décor, and the high ceilinged rooms create a light and airy ambience for a relaxed lifestyle. On the ground floor, a formal dining room features picture and dado rails and a cast iron fireplace with decorative tiling. The hall leads on to a beautifully fitted kitchen with an open aspect and step level change down to a breakfast/family room, creating a superb sociable setting that is equally suited for both entertaining and relaxation.

The bright atmosphere continues to the upper levels courtesy of glazed panels to the staircases and on the first floor a bedroom (currently being utilised as a sitting room) offers an elevated outlook over the charming street-scene of similar landmark residences and to the Long Walk. The spacious landing provides

access to a stylishly designed family bathroom with freestanding tub and shower cubicle, and via steps down to an additional bedroom with a modern en suite shower room. On the second floor, there are two further bedrooms and a smart shower room, with the triple aspect principal room benefitting from a luxurious en suite bathroom.

Outside

Stone steps rise up from the Park Street at the front entrance providing giving access into the home. Whilst there isn't a garden at the property, it is situated a mere 23 metres from the majestic, lantern-topped Cambridge Gate which affords immediate access onto the Long Walk and Windsor Great Park for leisurely walks, energetic runs or picnics. The property also has the benefit of a parking space within Park Street.

Location

At the heart of historic Windsor, Park Street is an exclusive address in an enviable position adjacent to The Royal Mews, Windsor Castle and the stunning Long Walk which leads to The Copper Horse statue.

The town offers an extensive range of shopping with both independent and national stores on the main shopping thoroughfare, Peascod Street, and in the pedestrian-only shopping centre of King Edward Court, together with numerous cafés, bars and restaurants. The two train stations offer fast services into London, while the nearby M4 and M25 provide easy access into London, the West Country, and Heathrow and Gatwick Airports for nationwide and international travel. The quaint town of Eton may be accessed from Windsor via a footbridge.

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot, golf at the renowned Wentworth, Sunningdale and various local clubs, walking, cycling and horse riding in the nearby Great Windsor Park, and rowing and boating on the River Thames.



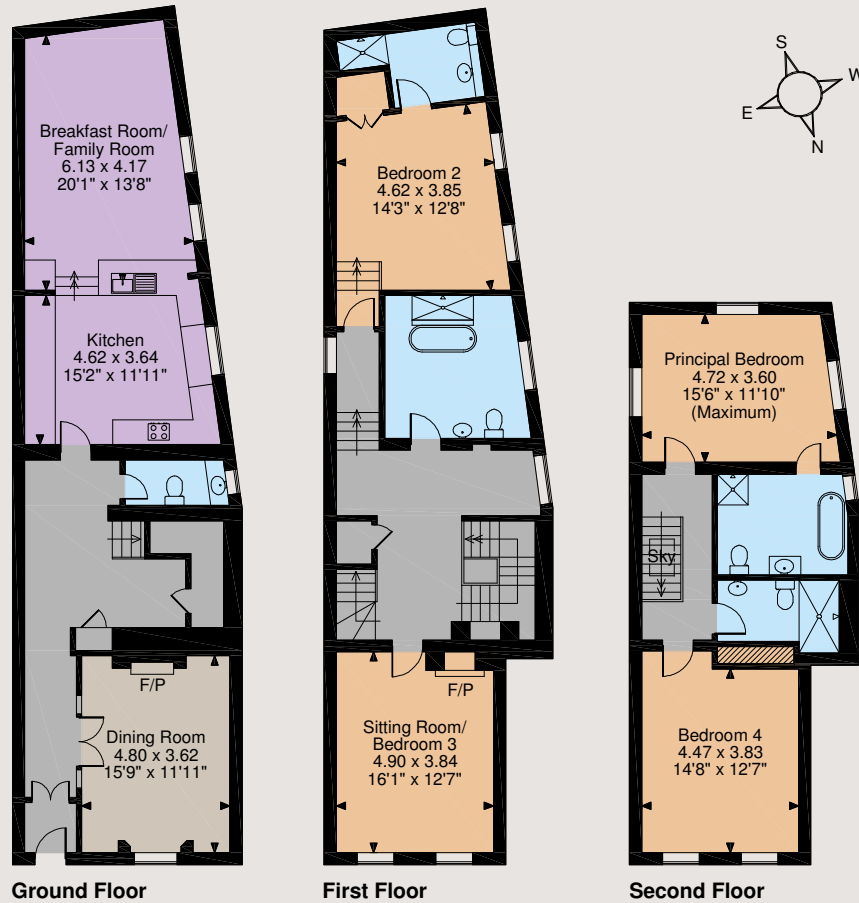


View from bedroom



The long walk

Floorplans
House internal area 2,502 sq ft (232 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.)

In the local vicinity, educational opportunities in both the state and independent sectors are in abundance and include St. George's Windsor Castle and Upton House in Windsor, Eton College, St. John's Beaumont and Bishopgate in Englefield Green, Lambrook in Winkfield Row, and Papplewick, St. Mary's and Heathfield in Ascot.

Directions

With Strutt & Parker's Windsor office on your right, continue along Park Street and No. 3 will be found on the right hand side.

General

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

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

Tenure: Freehold (flying freehold)

Guide Price: £1,750,000

Windsor

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01753 257217

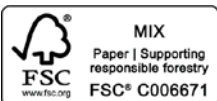
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