



Beautifully presented period house in desirable location

69 Vansittart Road, Windsor, Berkshire SL4 5DB

Freehold

savills

Reception hall • 2 reception rooms • kitchen/dining/ family room • 5 bedrooms (2 en suite) • family bathroom • cloakroom • garden • underfloor heating throughout the ground floor

Local information

A historic location to be proud of, Windsor's royal links are well documented and the Castle serves as a timely reminder as it overlooks the ancient town. Today Windsor is a fantastic shopping centre, a great place to go out for fine dining and has a wide range of parks/leisure facilities.

The town's proximity to the Thames, local airport hubs, the M4 and M25 motorways, as well as train services to London Waterloo (journey times from approx.58 minutes) and Paddington via Slough (journey time from approx.38 minutes) make it extremely popular.

There is extensive schooling in the area including Upton House, and St. George's School in Windsor, St. Mary's, Lambrook in Winkfield Row, Marist, St. Georges and Papplewick in Ascot, Wellington College in Crowthorne and Eton College.

About this property

This is a beautifully presented period property arranged over three floors set in a sought after central Windsor location. The combination of period details, high ceilings and contemporary styling have created a highly desirable home.

To the front of the property the garden is set behind a low brick wall with wrought iron gate and railings. The attractive planting and decorative tiled pathway creates an attractive entrance to the property.

On the ground floor the welcoming reception hall leads to the drawing room. This is a wonderful inviting room with front facing bay window, wood burning stove and sliding doors connecting it to the family room. The family room has a period fireplace and has French doors connecting it directly to the kitchen. The spacious open plan kitchen/dining/family room is designed to be the heart of this house. The kitchen is equipped with a comprehensive range of sleek cabinets, drawers, integrated appliances, discreet utility area and large central island with breakfast seating. This room allows ample space for dining and informal seating. The three large skylights provide additional natural light and bi-fold doors open the room on to the garden terrace. Perfect for indoor/outdoor relaxation and entertaining. This floor is completed by a cloakroom.

On the first floor is the spacious main bedroom with front facing views and modern en suite shower room. Two further beautifully presented bedrooms and an en suite family bathroom complete this floor. On the second floor are two further bedrooms and a family shower room.

The west facing rear garden has been designed to provide an attractive terraced space with planting providing year round interest and privacy. This has created the perfect space for outdoor entertaining.





Approximate Area = 218.0 sq m / 2346 sq ft



Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England, Scotland & Wales	EU Directive 2002/91/EC	

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