



## IMPOSING VICTORIAN VILLA IN THE HEART OF WINDSOR

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20 CLARENCE ROAD,  
WINDSOR, BERKSHIRE SL4 5AF

Freehold

savills

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### Freehold

Reception hall ♦ 3 Reception rooms ♦ Kitchen/breakfast room ♦ 6/7 Bedrooms (4 en suite) ♦ Family bathroom ♦ Utility room & Pantry ♦ 2 Cloakrooms ♦ Store ♦ Gardens ♦ Permit parking ♦ EPC rating = D

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### Situation

The house is conveniently situated in a conservation area in the heart of Windsor town centre which offers an excellent range of shopping, recreational and leisure facilities.

Road communications are good with the M4 (Jct 6) providing access to Heathrow Airport, Central London, the West Country and the M25, which in turn leads to the M40 and M3. Rail connections are available to London (Waterloo) from Windsor & Eton Riverside Station and to London (Paddington) from Windsor Central Station (via the branch line to Slough).

Sporting and leisure amenities in the area include golf at Sunningdale, Wentworth and Datchet; horse riding and polo in Windsor Great Park; horse racing at Windsor and Ascot and boating on the River Thames. Windsor has tennis, rugby, football and cricket clubs and a popular leisure centre. Various local attractions include Legoland, Windsor Castle, Theatre Royal Windsor, Savill Garden and Virginia Water Lake. Fine dining is available at Bray, just 5 miles away, with The Waterside Inn and Heston Blumenthal's restaurants/public houses and at Cowarth Park and Wentworth.

Educational opportunities are extensive and include St. George's Windsor Castle, Brigidine and Upton House in Windsor, St. George's, St Mary's and Papplewick in Ascot, and Eton College. TASIS and ACS, both international schools, are located in Egham.

### Description

An impressive semi-detached house of character thought to date from James Thomas Bedborough's creation of Victorian houses, built around the mid 19th century in Clarence Crescent and the surrounding roads.

The house offers charming accommodation of over 4000 square feet arranged over five floors, with period features throughout including high



ceilings, ornamental plasterwork and decorative corning, high skirtings, open fireplaces and sash windows. It has the ambience of a rather grand town residence, perfect for entertaining but equally suited to family life. The current configuration offers versatility and could provide additional reception rooms or self-contained living space if required, with the upper floor ideal for au pair or teenage accommodation, comprising either two separate bedrooms or a double bedroom, en suite shower room, sitting room/studio and small kitchen area.

The house is entered via a heavy front door which opens to the reception hall; wide steps lead through to the main hall with the principal reception rooms leading off. Both rooms are elegant and boast high ceilings with the drawing room featuring an ornate paneled ceiling, wood burning stove and tall sash windows offering delightful views over the garden. The central staircase leads down to the well-proportioned dining room and the kitchen/breakfast room. The kitchen has been well fitted with a range of painted shaker-style units topped with iroco wood and granite surfaces and integral appliances including useful double dishwasher drawers. A three oven gas Aga is a wonderful central feature and banquette seating under the sash window offers the perfect area for informal dining. There is a door to the rear garden from this level in addition to the external door on the ground floor above.

The 6/7 bedrooms are arranged over the upper three floors and are all of good size with character features such as fireplaces and many with fitted wardrobes and en suite facilities. The master bedroom is of wonderful proportions with neutral tones and a raised sitting area under the window from which you can see the spire of Holy Trinity church. The master en suite is luxuriously fitted with a freestanding bath under a stained glass window, dual wash basins with a marble surround and storage under and separate shower. Bedroom 7, situated nearby, is currently used as a fully fitted dressing room with a row of bespoke floor to ceiling wardrobes.

On the second floor landing, there are inlaid glass bricks in ironwork in the floor marked 'St Pancras Ironwork Co.' and steps rise to French doors which open to the roof terrace with panoramic views over Windsor town centre, enclosed by a low retaining wall. The upper floor may be self-contained as earlier described, or provide two further bedrooms with useful amenities.

Outside, the gardens have been well maintained and offer a mature setting with shrub and flower borders and a paved terrace for relaxation. To the rear is a further paved area with a spacious shed.

There is side access running from front to rear of the house, which is almost entirely covered, supported by heavy iron posts also from the 'St Pancras Ironworks Co', it is believed.

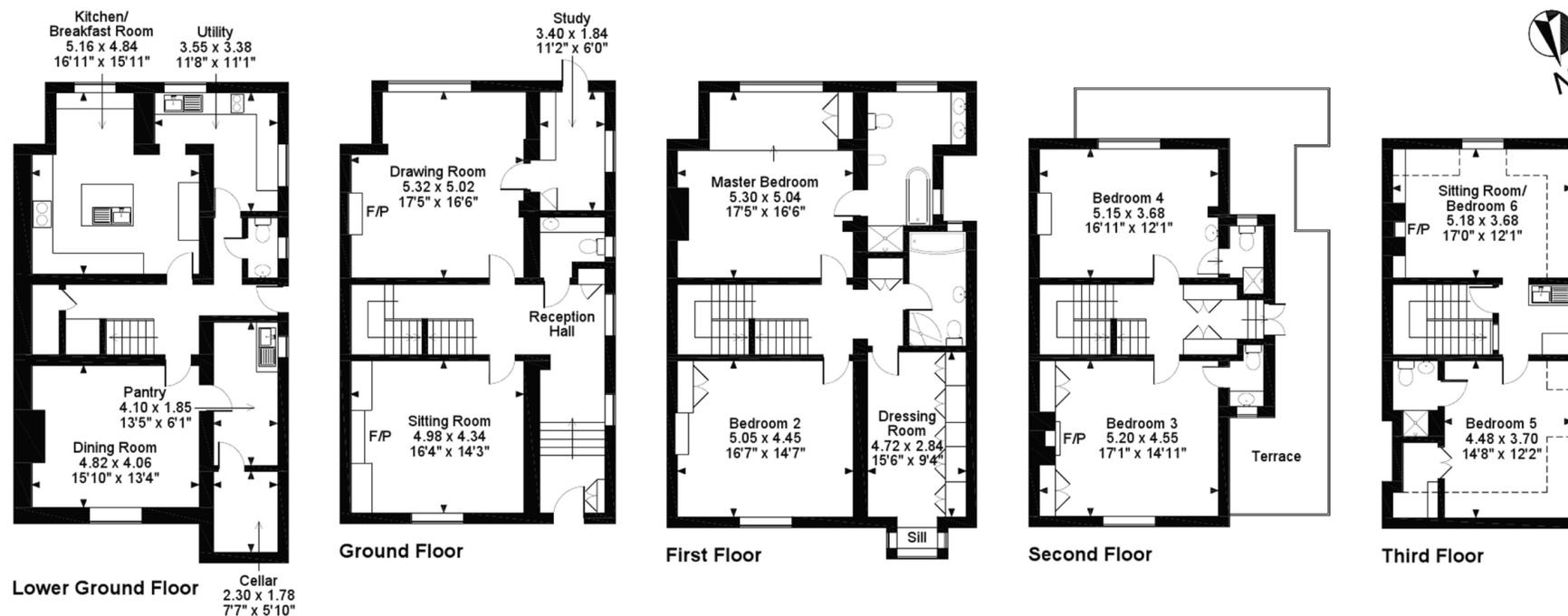
Photography 16/07/2015

**Viewing:**

Strictly by appointment with Savills



20 Clarence Road, Windsor  
Main House gross internal area = 4,003 sq ft / 373 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□□□ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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