



Magnificent Grade II listed Villa in central Windsor

18 Trinity Place, Windsor, Berkshire SL4 3AT

Freehold





Reception hall • 3 reception rooms • kitchen • 5 bedrooms (1 en suite) • family bathroom • cloakroom & utility room • basement apartment • garden, double garage & off-road parking

Local information

Trinity Place is in the heart of Windsor which is popular because it is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London.

Road communications are good with the M4 (J6) providing access to Heathrow, Central London, the West Country and the M25. Rail connections are available to London (Waterloo) from Windsor & Eton Riverside Station and to London (Paddington) from Windsor Central Station (via Slough).

Educational choices are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St Mary's and Papplewick in Ascot, Lambrook in Winkfield Row and Eton College.

About this property

This is an impressive four storey Grade II listed Victorian villa. It has been classically styled by the current owners to create a highly desirable period home. Some of the period features have generous proportions including high ceilings, large windows alongside decorative architrave, cornicing and period fireplaces.

On the ground floor the welcoming reception hall has a reception vestibule leading up into the reception hall. The sitting room has a beautiful period fireplace and front facing bay window. The dining room is a

wonderful space with a striking fireplace and elevated views over the garden. The kitchen which has a range of modern units, integrated appliances, breakfast seating and French doors opening into the sun room. The sun room is the perfect spot to enjoy elevated views over the garden. A cloakroom completes this floor.

On the first floor is the sitting room with working fireplace and front facing views. The spacious main bedroom has natural wood floor, attractive fireplace, adjoining dressing room and en suite bathroom with twin vanity sinks. The second floor has four further well-presented bedrooms (one with en suite shower room) and a modern family bathroom with separate shower.

The basement has its own separate entrance for a self-contained one bedroom apartment ideal for staff or guest accommodation. There is also a separately accessible utility room for the main house.

The charming garden is well designed with a paved sun terrace ideal for 'al fresco' dining. A beautifully maintained lawn and well stocked mature beds make this a wonderful outdoor space. The rear gate leads to the parking area which can accommodate approximately four cars as well as access to the tandem double garage. This is accessed via an entrance in Dorset Road.







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Gross internal area (approx) 2788 sq ft

Outbuildings 1160 sq ft

Total 3948 sq ft



savills.co.uk

Suzy Lambert

Savills Windsor

01753 834 600

windsor@savills.com

Approximate Area = 259 sq m / 2788 sq ft (Excluding Void)

Basement = 77.2 sq m / 831 sq ft

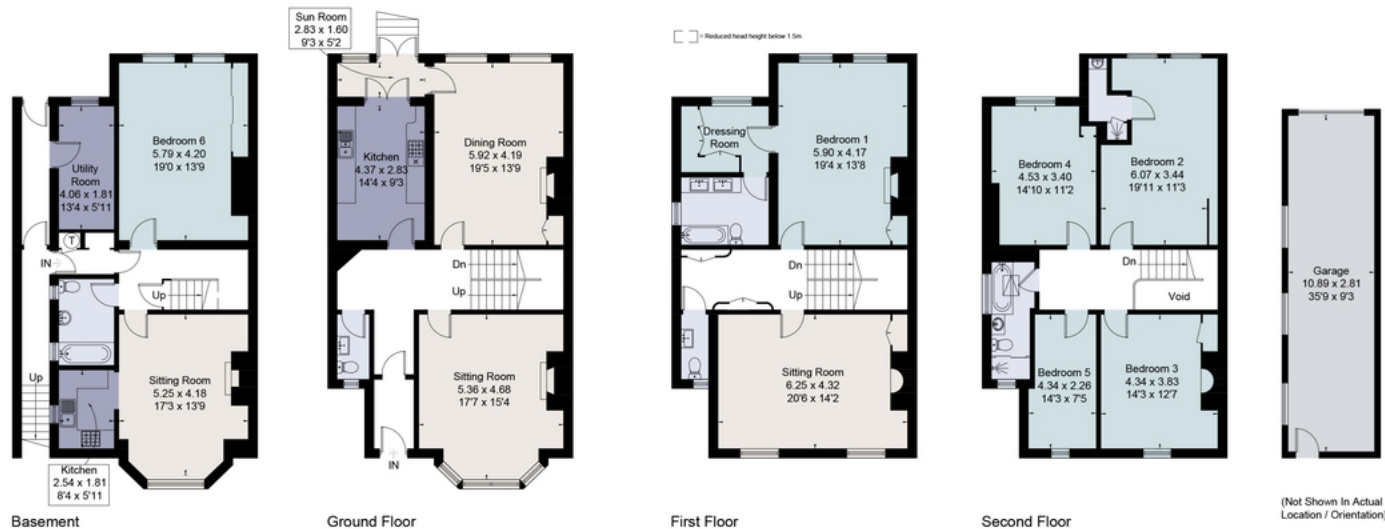
Garage = 30.6 sq m / 329 sq ft

Total = 366.8 sq m / 3948 sq ft

Including Limited Use Area (1.9 sq m / 20 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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