



## Grade II listed townhouse adjacent to Windsor Castle

**32 Park Street, Windsor, Berkshire SL4 1LB**

Freehold

**savills**



Reception hall • sitting/dining room • kitchen/breakfast room • 3/4 bedrooms (1 en suite) • family bathroom • garden • residents permit parking

### Local information

Situated only a few metres from the entrance to the Long Walk and in the shadow of the Royal Mews of Windsor Castle. Windsor town centre offers an extensive range of shopping amenities and is within a few minutes' walk.

Rail connections are good, with services to London Paddington (via Slough) available from Windsor Central and to London Waterloo from Windsor & Eton Riverside. The M4 may be accessed via Junction 6 and this in turn provides access to the M25, M3 and Heathrow Airport.

Schools in the area include Upton House, St George's School Windsor Castle in Windsor, Eton College in Eton and St George's, St Mary's and Papplewick in Ascot. A wide variety of sporting pursuits is available, namely, horse racing at Windsor, golf at Sunningdale and Wentworth, horse riding and polo in Windsor Great Park and boating on the River Thames.

### About this property

Believed to have been built around 1910, this Grade II listed home has been elegantly styled throughout with high ceilings and period details being beautifully blended with modern requirements.

On the ground floor the double aspect sitting/dining room offers a wonderful entertaining space for both family and formal occasions with period fireplace, bespoke display cabinets and door opening onto the garden.

The kitchen has been designed to be the centre of this wonderful house. It has a comprehensive range of hand painted country style units, integrated appliances and breakfast bar. Additionally there is built-in banquet seating perfect for informal dining and direct garden access. A cloakroom completes this floor.

On the first floor, there is a master bedroom which has fantastic views over the garden with full height windows and glazed roof. A further bedroom has a period fireplace and garden views. The modern family bathroom has a roll top bath, vanity sink and separate shower. The elegant drawing room, which could be used as a fourth bedroom, which has views over Park Street and a feature fireplace complete this floor.

On the second floor is a further bedroom with period fireplace, views over Park Street and en suite bathroom.

The split level rear garden is paved and incorporates some mature shrubs, with steps leading to the upper level which is partially enclosed by a brick wall. This area incorporates a variety of trees and shrubs creating an attractive outdoor space.

### Tenure

Freehold

EPC rating = Listed Building

### Viewing

Strictly by appointment with Savills







32 Park Street, Windsor, Berkshire SL4 1LB

Gross internal area (approx) 1616 sq ft

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Approximate Area = 150.2 sq m / 1616 sq ft  
Including Limited Use Area (4.4 sq m / 47 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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