



## MODERN TOWNHOUSE WITH PARKING SET IN THE HEART OF HISTORIC ETON

17 KING STABLE STREET  
ETON, BERKSHIRE SL4 5AR

Freehold

savills



## FOUR BEDROOM HOME WITH GARAGE & OFF-STREET PARKING

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SL4 5AR

**Freehold**

Hallway ♦ Sitting room ♦ Kitchen/dining room ♦ 4 Bedrooms  
(2 en suite) ♦ Family bathroom ♦ Cloakroom ♦ Integral garage  
♦ Off-street parking ♦ Communal gardens

### Situation

Eton is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London; King Stable Street is admirably situated to take full advantage of all that Eton and Windsor has to offer. The various local attractions include Windsor Castle (currently the official residence of Her Majesty The Queen), Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake. Eton is a quaint and historic town which offers a shopping facilities, bars and restaurants. Windsor with its fine choice of shops, bars and restaurants may be accessed via a footbridge. The village of Bray offers Michelin starred restaurants including the renowned Fat Duck, Waterside Inn and Hinds Head, plus Caldesi in Campagna and The Crown.

For the commuter, road travel is excellent with the M4 (J6) providing access to Heathrow Airport, Central London and the West Country and also linking with the M25, in turn linking with the M3. Rail communications are equally as convenient with Windsor's two stations, Windsor and Eton Central and Windsor and Eton Riverside, offering services to London Waterloo and London Paddington (via Slough) respectively. Crossrail, the new high-speed rail service is due to begin running soon and will link Maidenhead directly with Heathrow and the City.

Educational opportunities are extensive and include St. George's Windsor Castle and Upton House in Windsor, St. George's, St. Mary's, Heathfield and Papplewick in Ascot, Lambrook in Winkfield Row, Eton College, Wellington College in Crowthorne and Royal Holloway in Egham. TASIS and ACS, both international schools, are also located in Egham.

### Description

This superb modern townhouse was built in 1995 and provides beautifully presented accommodation over three floors. The current owners have updated the property creating a contemporary home with stylish décor in this wonderful location close to Eton High Street and the River Thames.



#### Ground Floor

- Hallway with access to all rooms and the integral garage
- Kitchen/dining room with a comprehensive range of sleek modern units, integrated appliances and views over the communal garden. The dining space has a great view through the French doors to gardens.
- Large cloakroom with coat storage

#### First Floor

- Sitting room with bespoke display cabinets, attractive feature fireplace and Juliet balcony with views to the front of the property
- Master bedroom with fitted wardrobes, Juliet balcony with garden view and a luxurious en suite shower room

#### Second Floor

- Bedroom 2 has fitted wardrobes, a Juliet balcony with garden view and modern en suite shower room
- Bedroom 3 has fitted wardrobes
- Bedroom 4 has a Juliet balcony with front facing views
- Modern family bathroom

To the front of the property is access to the garage and off-street parking. To the rear of the property is the pretty communal courtyard gardens which can be accessed via the French doors in the kitchen.

#### Local Authority:

Royal Borough of Windsor & Maidenhead

#### Viewing:

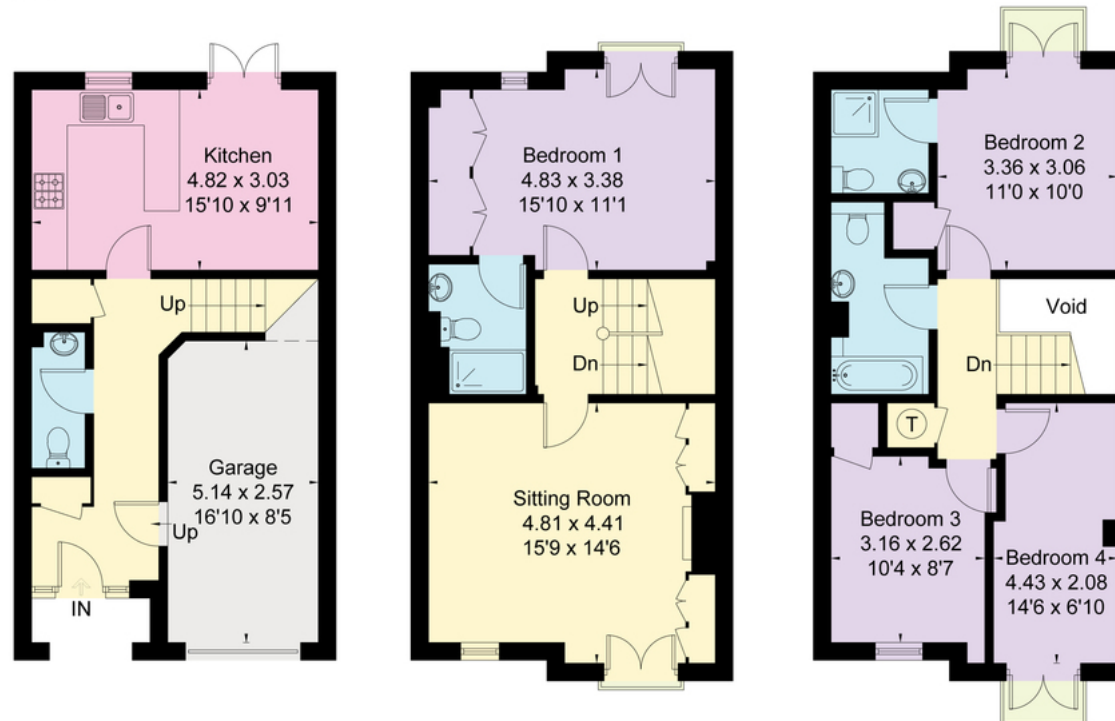
Strictly by appointment with Savills





Approximate Area = 121.2 sq m / 1304 sq ft (Excluding Void)  
 Garage = 13 sq m / 140 sq ft  
 Total = 134.2 sq m / 1444 sq ft  
 Including Limited Use Area (0.9 sq m / 10 sq ft)  
 For identification only. Not to scale.  
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[ ] = Reduced head height below 1.5m



### Ground Floor

Area = 29.4 sq m / 316 sq ft  
 Garage = 13 sq m / 140 sq ft  
 (Limited Use Area = 0.9 sq m / 10 sq ft)

### First Floor

Area = 47.4 sq m / 510 sq ft

### Second Floor

Area = 44.4 sq m / 478 sq ft

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	6
England, Scotland & Wales		EU Directive 2002/91/EC

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