



Superb Grade II listed townhouse with double garage

The Old Dial House, 39 High Street, Eton, Berkshire SL4 6BD

Freehold



Reception hall • 4 reception rooms • 5 bedrooms (1 en suite) • bathroom • utility room • cloakroom • garden • double garage

Local information

The property is situated in a prime location on the High Street in Eton close to the River Thames, Eton College and conveniently close to the public parking facilities. Eton High Street offers charming public houses, restaurants and bars, bookshops, art galleries and antique shops with further extensive recreational and shopping amenities available in historic Windsor, via the pedestrianised Eton Bridge.

Rail access to London Waterloo is available from Windsor & Eton Riverside station and to London Paddington from Windsor Central station (via Slough). Road connections are good, with access to the M4 being available via junction 6, or junction 5 at Datchet, which provides access to Heathrow, Central London, the West Country and the M25.

Educational facilities are extensive with Eton College, St. George's, Eton End PNEU and Upton House in the private sector and Eton Porny, Windsor Girls' School and Windsor Boys' School in the state sector.

About this property

A beautiful Grade II listed townhouse that has charming period features which have been beautifully combined with classic styling to create a highly desirable home.

The ground floor features a welcoming reception hall with painted panelling which in turn includes a sizeable boot room

with its own period fireplace. The front facing sitting room links through to the dining room to the rear. It has a feature fireplace with wood burner and bay window with rear facing views. The kitchen features a pitched beamed ceiling and exposed brick wall. This has been beautifully combined with a range of country style units, wooden counter tops and tiled floor. The shelved walk in pantry completes the kitchen facilities. The adjoining breakfast room with roof lantern and views over the garden is the ideal space for informal dining with door opening onto the terrace. A utility room and cloakroom complete this floor.

On the first floor, there is an additional living room with two period fireplaces and front facing views. Two beautifully presented rear facing bedrooms complete this floor.

On the second floor, there is the master bedroom with built-in wardrobes and en suite shower room. The two additional front facing bedrooms and a spacious family bathroom with traditional roll top bath and separate shower complete this floor.

The rear garden is walled and paved with feature planting, raised beds and planted square arch creating an attractive space for outdoor entertaining. At the end of the garden is the double garage.

Tenure

Freehold





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Gross internal area (approx) 2914 sq ft



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ETON HIGH STREET

Total Approx. Floor Area 2914 sq.ft / 271 sq.m



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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