



Fine family house set in sought after location

23 Bolton Crescent, Windsor, Berkshire SL4 3JH

Freehold



Reception hall • 3 reception rooms • kitchen/breakfast room • master bedroom suite • 3 further bedrooms (2 with 'Jack & Jill' bathroom) • family bathroom • utility room • gardens & garage

Local information

Bolton Crescent is a well-regarded road conveniently situated close to Windsor town centre and its excellent range of shopping and leisure facilities, the Long Walk and Windsor Great Park.

Rail connections to London Waterloo and London Paddington (via Slough) are available from Windsor's two stations; the nearby M4 (J6) provides access to Heathrow, Central London, the West Country and the M25.

Educational opportunities are extensive and include St. George's Windsor Castle, Brigidine and Upton House in Windsor and Eton College.

Sporting/leisure amenities in the area include golf at Sunningdale and Wentworth; horse riding and polo in Windsor Great Park; horse racing at Windsor and Ascot; boating on the River Thames.

About this property

A beautifully presented property that has been extended and improved by the present owners and successfully combines modern and period features to create a stylish family home. It is suited to both family living and entertaining with the principal rooms opening off the welcoming reception hall.

Features include underfloor heating in the kitchen/breakfast room, drawing room, dressing room and bathrooms; original

window frames with double glazing; and oak flooring in the principal reception rooms and hall.

The flowing accommodation is versatile and of particular note is the drawing room with a wood burning stove and a wall of bi-folding doors that opens the room out to the patio and garden. The spacious kitchen/breakfast room is fitted with a comprehensive range of units, granite work surfaces and integral appliances and a walk-in pantry.

The first floor accommodation is arranged to provide a spacious master bedroom with en suite bathroom and dressing room. There are three further well presented bedrooms two of which enjoy access to a 'Jack & Jill' bathroom and further shower room complete this floor.

The front garden is laid to lawn and a driveway leads to the garage and provides off-road parking. The garden to the rear features is principally laid to lawn with a large paved patio that is ideal for 'al fresco' dining/relaxation and is sheltered by the natural contours of the house.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 2370 sq ft

Outbuildings 236 sq ft

Total 2596 sq ft

Charles Fraser-Sampson

Savills Windsor

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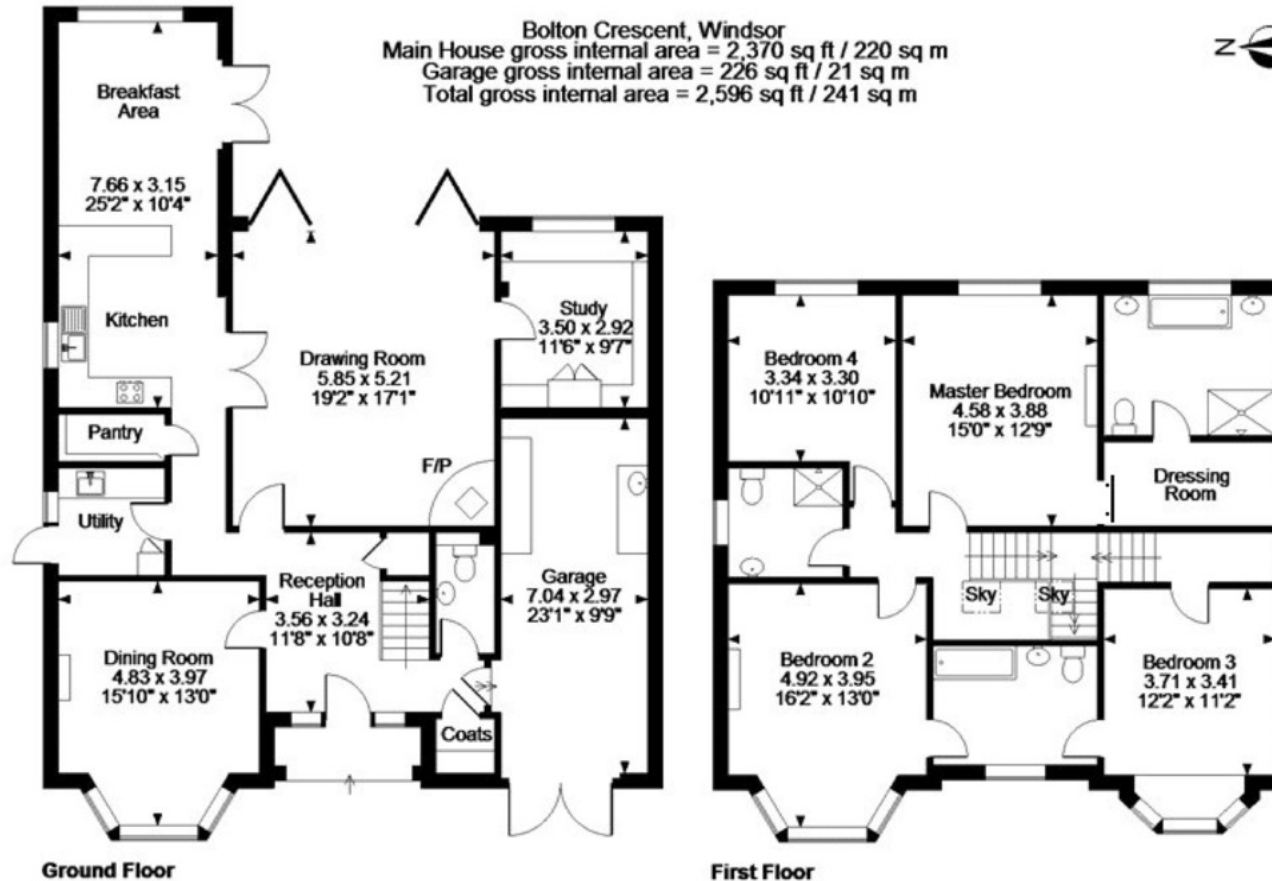
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Bolton Crescent, Windsor
 Main House gross internal area = 2,370 sq ft / 220 sq m
 Garage gross internal area = 226 sq ft / 21 sq m
 Total gross internal area = 2,596 sq ft / 241 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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