



## Fine period house in central Windsor location

**Albert Cottage, 30 Grove Road, Windsor, Berkshire SL4 1JQ**

Freehold



Reception hall • reception room • kitchen/dining room  
• 4 en suite bedrooms • utility room • cloakroom • garden

#### Local information

Windsor is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London; Grove Road is admirably situated to take full advantage of all that Windsor has to offer. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake.

Windsor offers a fine choice of shops, bars and restaurants and the epicurean village of Bray, just 5.5 miles away, offers Michelin starred restaurants including the renowned Fat Duck, Waterside Inn and Hinds Head, plus Caldesi in Campagna and The Crown. The additional shopping facilities, bars and restaurants of the quaint and historic town of Eton may be accessed from Windsor via a footbridge.

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 Slough and Maidenhead directly with Heathrow and the City.

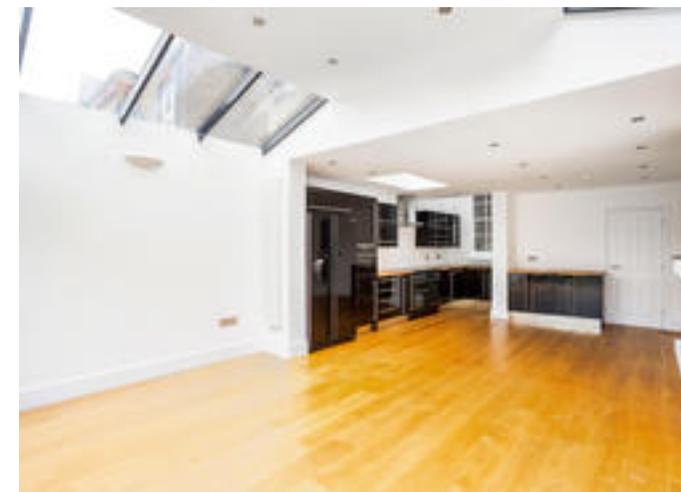
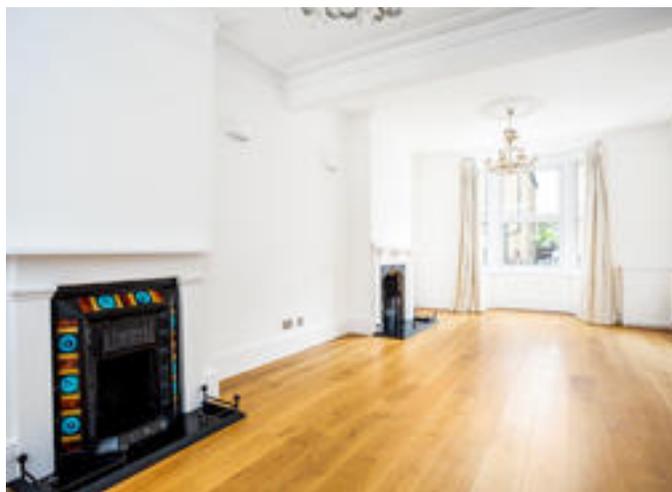
Sporting and leisure facilities in the region include golf at Wentworth, Sunningdale, The Berkshire & Swinley Forest golf clubs, horse racing at Windsor and Ascot, polo at the Royal Country of Berkshire Polo Club and Guards Polo Club, walking and riding in Windsor Great Park and the surrounding countryside, rowing at Maidenhead Rowing Club, Dorney Lake and Henley, and boating on some stretches of the River Thames.

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.

#### About this property

Albert Cottage is a fine Victorian home built in 1853 which has been elegantly styled enhancing the period proportions and details creating a modern family home. The current owner has recently re-furbished throughout.

The ground floor features a spacious kitchen/dining room which was extended by the current owner. This has created a wonderful open plan space with glass panelled ceiling which enhances the natural light in this room. The kitchen is fitted with a range of stylish units and integrated appliances including an American style fridge freezer





and steam oven. Bi-folding doors open this room out on to the paved sun terrace. The sitting room has a front facing bay window and two beautiful period fireplaces. A cloakroom completes this floor. On the lower ground floor is the utility room with laundry plumbing.

On the first floor there is a spacious main bedroom with period fireplace and superb en suite bathroom. There is a further en suite bedroom on this floor. On the second floor are two more en suite bedrooms.

To the front of the property is a low wall with wrought iron gate and a paved garden with a pathway leading to the side access.

To the rear the space has been thoughtfully designed with a paved sun terrace adjoining the house. The remaining garden is principally laid to lawn with mature well-stocked borders. A further terrace with pergola above is at the end of the garden. This has created charming outdoor entertaining spaces.

All mains services

**Tenure**  
Freehold

**Local Authority**  
Royal Borough of Windsor & Maidenhead

EPC rating = D

**Viewing**  
Strictly by appointment with Savills



Approximate Area = 178.8 sq m / 1925 sq ft  
Basement = 17.6 sq m / 189 sq ft  
Total = 196.4 sq m / 2114 sq ft  
Including Limited Use Area (8.9 sq m / 96 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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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>			79
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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