



Newly renovated period home in central Windsor

40 Frances Road, Windsor, Berkshire SL4 3AH

Freehold



Reception hall • reception room • kitchen/dining room
• 4 bedrooms (1 en suite) • family bathroom • loft •
garden • off-road parking to the rear

Local information

Windsor is surrounded by miles of beautiful countryside yet is still within commuting distance of Central London; Frances 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

This is a fine Victorian home set on one of Windsor most sought after residential roads. It has been re-furbished throughout which has enhanced the period proportions and details. This has created a modern, highly desirable family home with contemporary décor.

The ground floor features an open plan kitchen/dining room which with a vaulted ceiling with skylights enhancing the natural light. This has created a wonderful open plan space with front and rear aspect. The kitchen is fitted with a comprehensive range of stylish units and integrated appliances. Doors open from this room directly out on to the paved sun terrace. The sitting room has a front facing bay window and a period fireplace. A guest toilet completes this floor.

On the first floor there is a spacious main bedroom and superb en suite bathroom. There are a further three bedrooms and a modern family bathroom on this floor.

The loft has a bespoke pull down ladder for access, providing a carpeted bonus room with power and lights.

To the front of the property is a low wall and an attractively paved front garden with traditionally tiled path.

To the rear the garden is principally laid to lawn with a sun terrace adjoining the house, ideal for outdoor entertaining. Access to the off-road parking is at the rear of the garden, via gates and paved path.

All mains services

Tenure

Freehold

Local Authority

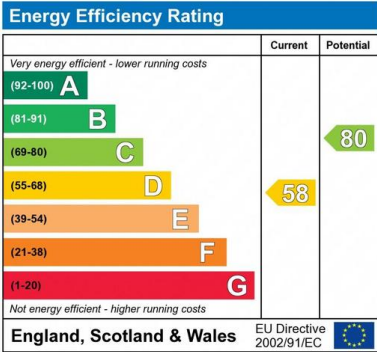
Royal Borough of Windsor & Maidenhead

EPC rating = D

Viewing

Strictly by appointment with Savills

Approximate Area = 137.2 sq m / 1477 sq ft
(Excluding Parking Space)
For identification only. Not to scale.
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