



Fine Grade II* listed Georgian House in central Windsor

Hadleigh House, 19 Sheet Street, Windsor, Berkshire SL4 1BN

Freehold

savills



Reception hall • 4 reception rooms • kitchen/breakfast room, utility room & pantry • study • 8 bedrooms • 6 bathrooms • annexe accommodation • garden, garage & off-road parking

Local information

Hadleigh House occupies one of the most prominent and convenient positions in Windsor. It is situated in the heart of town with the Long Walk located to the rear of the property. Windsor offers an extensive range of shopping and leisure facilities together with The Theatre Royal, Windsor Castle and St.George's Chapel.

Road connections are excellent with access to the M4 available via Junction 6, which in turn leads to the M25, Heathrow Airport, the West Country and Central London. Rail connections to London (Waterloo) are available from Windsor & Eton Riverside (journey time approximately 64 minutes) and to London (Paddington) from Windsor & Eton Central, via Slough (journey times from 38 minutes).

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; polo and horse riding in Windsor Great Park; golf at Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on some stretches of the River Thames.

An extensive range of schooling is available, including St.George's, Upton House, Eton College, St. John's Beaumont, Papplewick and Lambrook.

About this property

Listed Grade II*, due to both its architectural and historical importance, Hadleigh House is an elegant red brick house of typical Georgian symmetry, arranged over a total of five floors. The house is set behind a high brick wall graced with a decorative iron entrance gate beneath a complementary overthrow, set between brick piers. The gate opens onto a flagstone courtyard where a small flight of stone steps lead to the porticoed entrance. Vehicular access may be gained along the right hand side of the property where double gates open onto a block paved driveway providing ample parking for several cars and providing access to the 3-car garage (formerly a coach house). Situated above the garaging is a bright, self-contained apartment comprising of a sitting room with kitchenette, bedroom and en suite bathroom.

Hadleigh House has some unique features, of particular note is the impressive central staircase which has been featured in published articles, apparently for its unique design and which extends the full height of the house. The house incorporates a magnificent stained glass window, sash windows with some working shutters, fine period fireplaces, oak flooring, original servants' bells, excellent ceiling heights, decorative moulded cornices, dado rails and concealed radiators.



The generously proportioned reception rooms combine to provide excellent entertainment space, particularly as the dining room has a 'dumb waiter' which connects to the spacious kitchen. During the installation of the kitchen and breakfast room, portions of the original York stone flooring were uncovered, a theme which has been reintroduced. The bespoke kitchen has been comprehensively fitted with a range of units incorporating a central island, granite work surfaces, integral appliances and an Aga.

The walled gardens are a fine feature of the property and have been creatively designed to incorporate a paved patio area providing a pleasant 'al fresco' dining area that may alternatively be used as additional parking if required. Steps rise up to the meticulously maintained lawn, edged by well stocked herbaceous borders and inset with various trees including a magnificent magnolia, a mature walnut tree, a plum tree, conifer and weeping willow.

History of the House

Built in 1793 by William Thomas, an apothecary and later Mayor of Windsor, Hadleigh House was sold in the early nineteenth century to Mr John O'Reilly, Surgeon-Apothecary to King George III. On O'Reilly's death, Hadleigh House passed to his partner, Henry Brown, who was later appointed Surgeon-Apothecary to King George IV. King George IV seemingly became incensed that Brown used the Castle driveway, through that part of the Great Park that is today known as the Long Walk, and required him to

alter the house so as to have the front entrance on Sheet Street.

Brown was forced into turning his house around and evidence of this may be seen when studying the back of the house as it is today. Later appointed as Surgeon-Apothecary to Queen Victoria, Brown died in 1868, leaving the property to his son Henry. Upon Henry's, death in or around 1890, the house was sold to the Leveson Gower family who were the maternal family of the late Queen Mother. They resided at Hadleigh House for more than 30 years and their family crest appears on the stained glass window.

Cuthbert Harold Blakiston, a senior master at Eton College, purchased Hadleigh House from the Leveson Gowers in the early 1920's and on becoming headmaster of Lancing College, sold the house to John Millar Watt. Watt was a famous cartoonist, sketching under the name of 'Puck' and whose work was published in Punch Magazine. He leased the house to Lady Hazel Macnaughton, whose son, a historian of some note, purchased the house before setting off to war in 1940. He wrote a charming book of the house in wartime, based on the letters his mother sent to him in the field.

In 1959 Hadleigh House was sold on to a development company but within a short time was purchased by local solicitor, P.J. Willmetts, who ran his legal practice from adjacent premises. He sold the house on to David Bain, a Windsor surgeon in 1999.

Agents note photography taken 11/11/2013





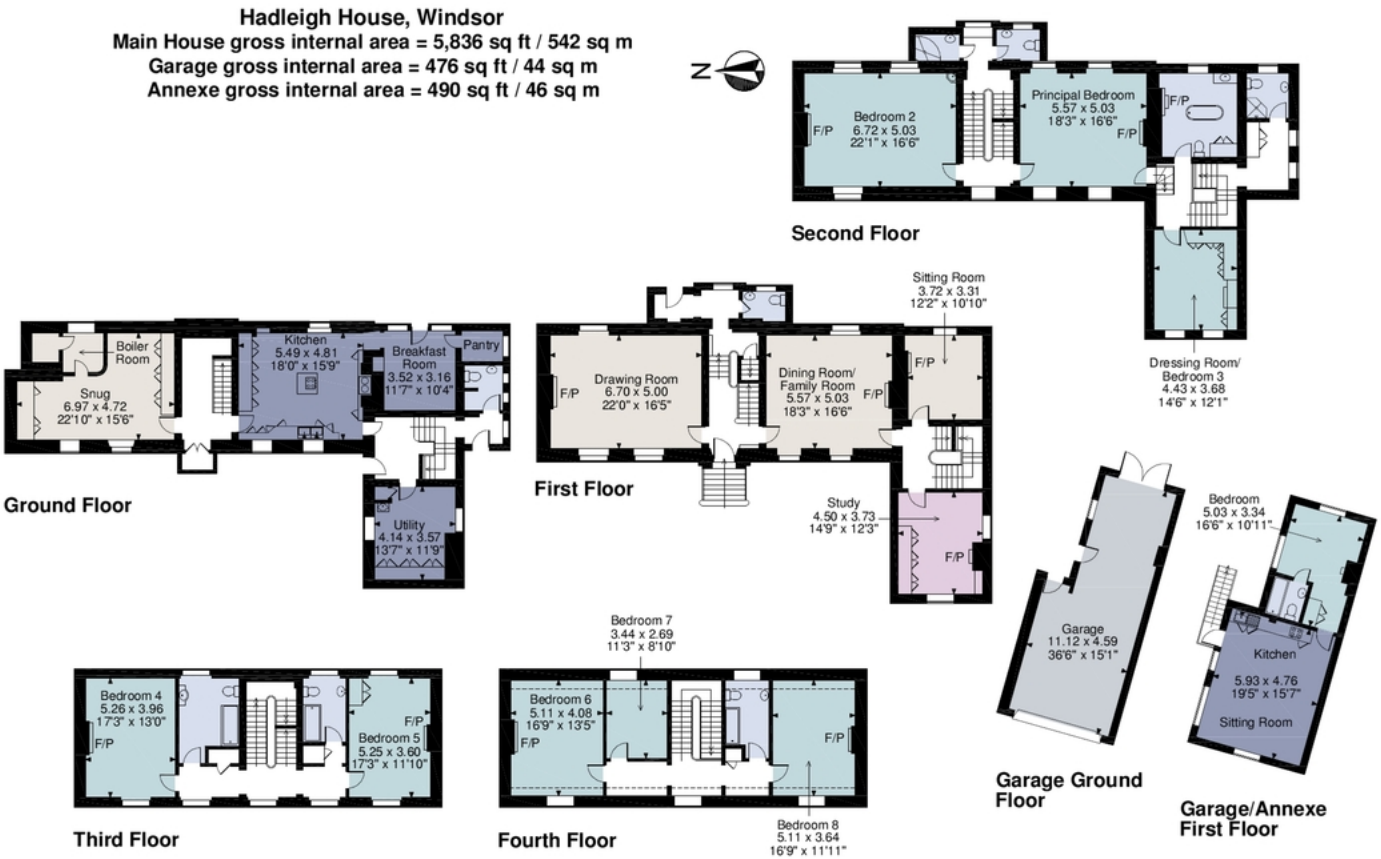
Hadleigh House, 19 Sheet Street, Windsor, Berkshire SL4 1BN
Gross internal area (approx) 5836 sq ft
Outbuildings 966 sq ft
Total 6802 sq ft



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