



## NEWLY CONVERTED TOWNHOUSE IN PREMIER CENTRAL LOCATION

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BEDBOROUGH HOUSE  
9 CLARENCE ROAD, WINDSOR, BERKSHIRE SL4 5AE

Freehold

savills

## RENOVATED AND REFURBISHED TO AN EXCEPTIONAL STANDARD

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#### Freehold

Reception hall ♦ drawing room ♦ Kitchen/Breakfast room ♦ 4 Bedrooms ♦ 4 Bath/Shower rooms ♦ 2 Cloakrooms ♦ Off-Street parking ♦ Communal Gardens ♦ EPC rating = Listed Building

#### Situation

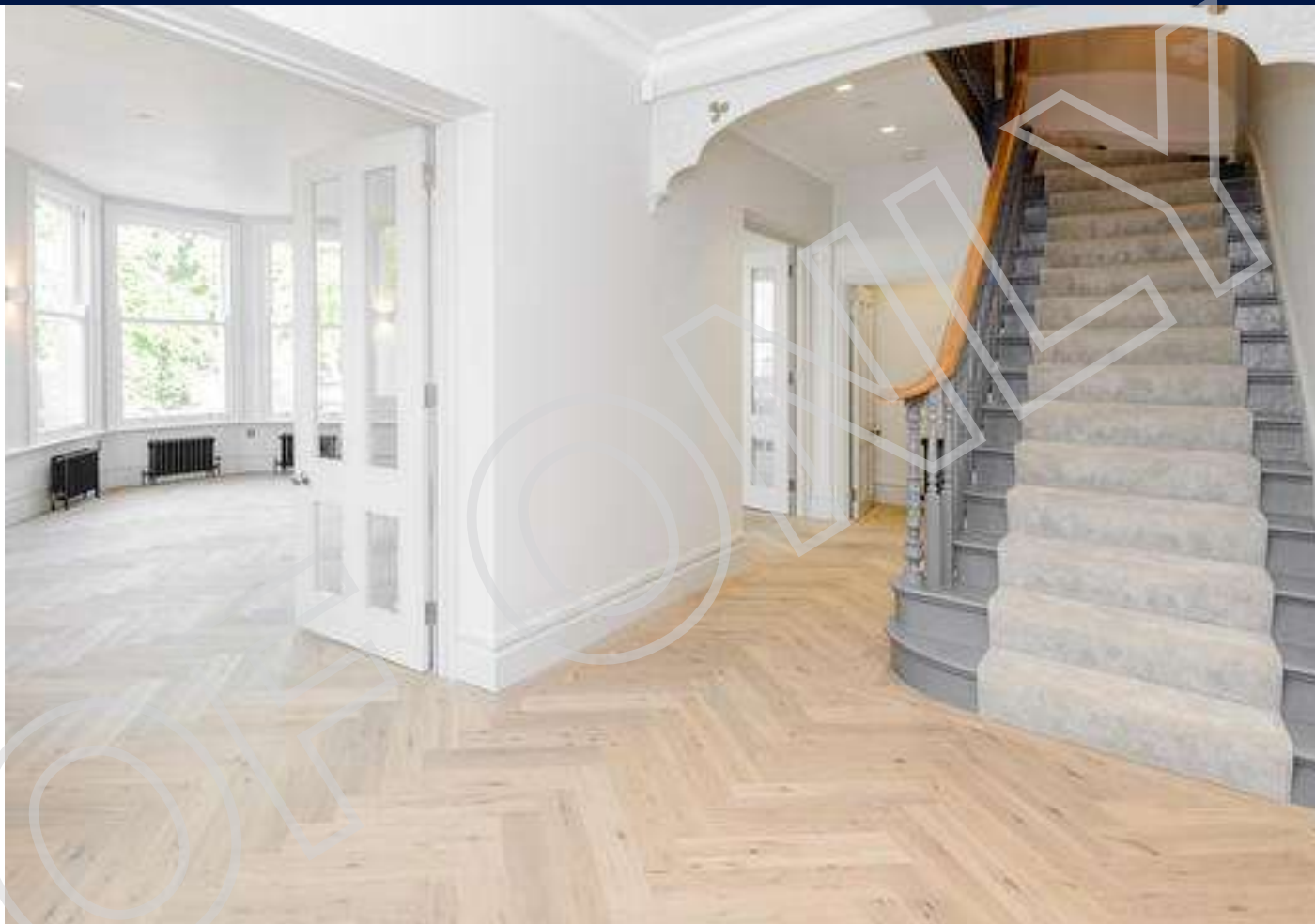
Windsor is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London; Clarence Crescent itself enjoys an enviable position and is admirably situated to take full advantage of all that Windsor has to offer. The various local attractions include Windsor Castle (currently the official residence of Her Majesty The Queen), Windsor Great Park, the Theatre Royal Windsor, 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 & Eton Central and Windsor & 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 in 2019.

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. Boating on some stretches of the River Thames.

Educational opportunities are excellent and include St. George's Windsor Castle, Brigidine 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.

#### Description

Clarence Crescent, named after the Duke of Clarence (later King William IV), was designed to be a neat, elegant and fashionable piece of town planning suitable for the more well-to-do citizens of Windsor. This group of properties was built by James Bedborough who rose from being a stonemason at Windsor Castle to developing prestigious areas of Windsor in the early 1800s known as the Bedborough Estate. It is clear that he was responsible for creating much of the Crescent creating some fine buildings with views over Clarence Crescent Gardens, intended to provide green vistas and the proximity of nature, much prized in an urban environment.

A unique development of 3 spacious townhouses set in the heart of Windsor Town Centre overlooking the gardens of Clarence Crescent. The original property has undergone a complete renovation and re-development which has combined the elegance of a period exterior with the comfort and convenience of a high specification contemporary homes.

#### Lower Ground Floor

- A sleek contemporary kitchen which has been designed to a high specification and includes:- Leicht units, Silestone quartz worktops, Miele ovens, hob, microwave, grill, warming drawer, Elica Extractor, Neff fridge/freezer and dishwasher, Hafele recycling units and a wine fridge
- Breakfast area open plan to the kitchen with French doors opening to the paved terrace
- Utility room
- Cloakroom

#### Ground Floor

- Reception hall with impressive hand painted staircase and two sets of French doors opening into the drawing room
- Drawing room with splendid proportions with wonderful views over Clarence Crescent gardens
- Cloakroom

#### First Floor

- Spacious master bedroom with views over the gardens and luxurious en suite bathroom
- Bedroom 3 with en suite shower room

#### Second floor

- Bedroom 2 with en suite bathroom
- Bedroom 4 with en suite shower room

#### Local Authority:

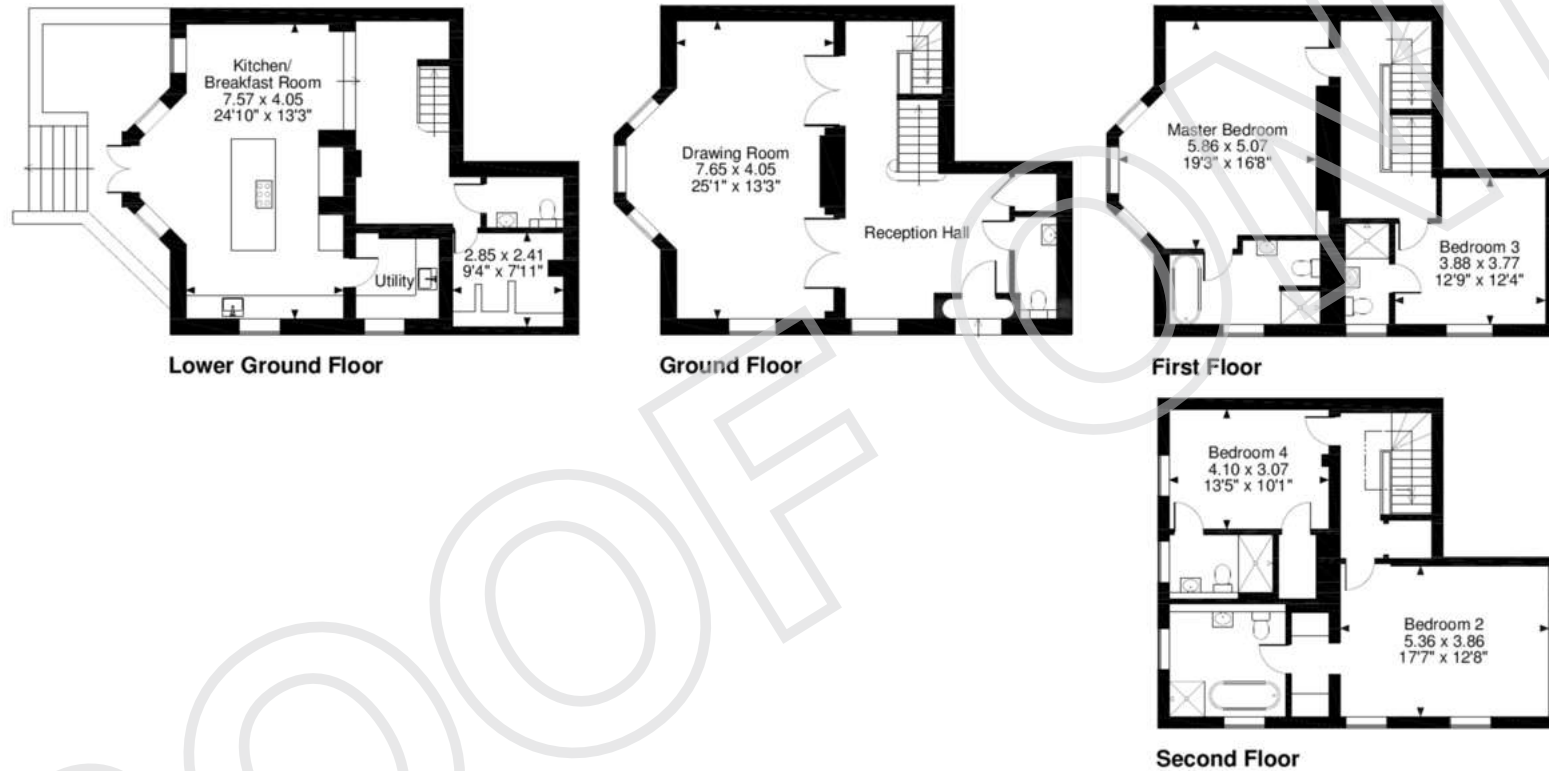
Royal Borough of Windsor and Maidenhead

#### Viewing:

Strictly by appointment with Savills



Clarence Road, Windsor  
Main House gross internal area = 2,835 sq ft / 264 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		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(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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