




The Windsor Tapestries is a Grade II listed building that has been sympathetically refurbished to an exceptional standard. Soaked in history, it dates from 1876 when it formed part of the Old Windsor Tapestries Factory where Queen Victoria's tapestries were repaired and conserved. Originally designed under the patronage of Queen Victoria's son, the property is situated in well-manicured communal gardens with far reaching views and offers spacious and well-maintained accommodation. The property has retained an abundance of its original charm yet seamlessly blended with the luxuries of modern-day living. To the ground floor there is an entrance hall with storage and doors leading to the 16ft. reception room with the charm of two original bay windows, an open fireplace and wood herringbone flooring. This charm continues into the 16ft sitting room which leads through into the contemporary designer kitchen, utility area and downstairs shower room. There is also a downstairs guest bedroom which could also be used as a study. Rising to the first floor the grandeur continues into the Master Bedroom with a balcony and bay window, 16ft bedroom two and family bathroom. To the second floor the third bedroom measures 12ft. Style and quality exude throughout. Externally there is an enclosed courtyard garden and allocated parking and the property comes to the market with no onward chain allowing the possibility of a quick sale.





## Property Information

-  GRADE II LISTED
-  RENOVATED TO A HIGH STANDARD
-  TWO BATHROOMS
-  COURTYARD GARDEN
-  EPC - C
-  FOUR BEDROOM FAMILY HOME
-  CHARACTER AND CHARM THROUGHOUT
-  ALLOCATED PARKING
-  NO CHAIN

					
x4	x2	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Additional Information

Service charge is approx. £1213 due every 6 months plus £150 reserve fund.

So £2726 per year/£227 per month.

### Schools

King's Court First School

State School

Ofsted: Good

0.4 miles

St Peter's Church of England Middle School

State School

Ofsted: Good

0.5 miles

Wraysbury Primary School

State School

Ofsted: Good

0.9 miles

St Johns Beaumont

Independent School

ISI: No Rating Available

1.2 miles

### Location

This scenic location is just a stone's throw from historic

Windsor Castle and Runnymede, and is ideally placed for all the cultural landmarks, amenities and open spaces the local area has to offer. Just two miles from central Windsor with its buzzing independent shops, cafes and restaurants, Old Windsor has everything you need on the doorstep. Nearby Great Windsor Park, Runnymede Pleasure Ground and the River Thames provide beautiful open spaces to explore and there are fantastic transport links for journeys further afield. There is easy access to three local train stations as well as the M4 and M3, for journeys to London, the south and west. Heathrow Airport is just ten minutes away giving you easy access to travel almost anywhere.

### Transport Links

Sunnymeads Station

1.2 miles

Datchet Station

1.5 miles

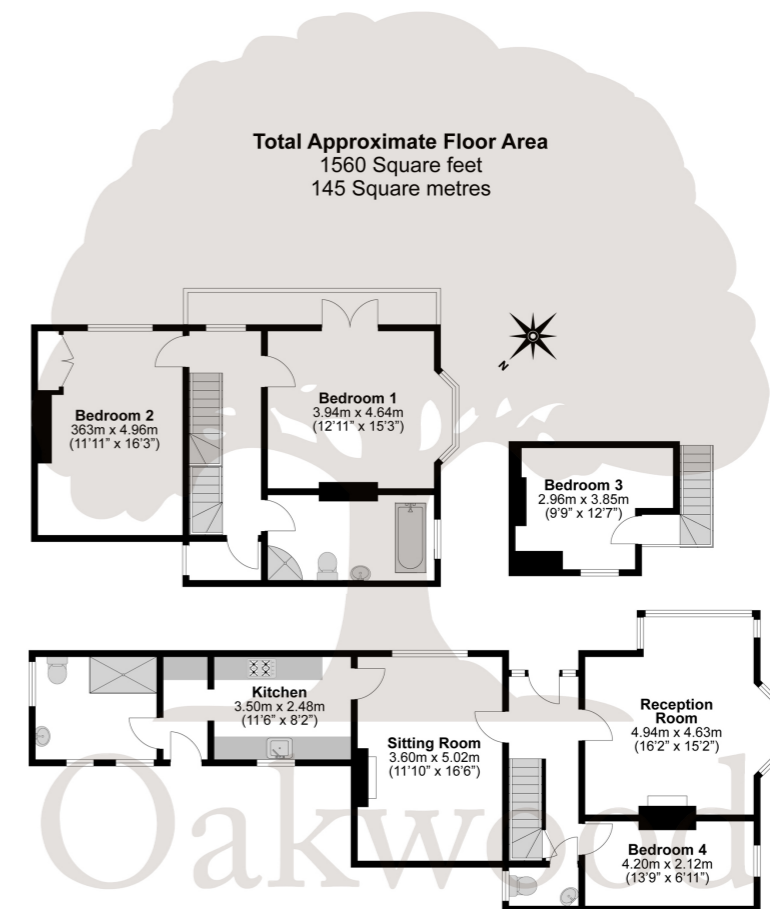
Wraysbury Station

1.8 miles

### Council Tax

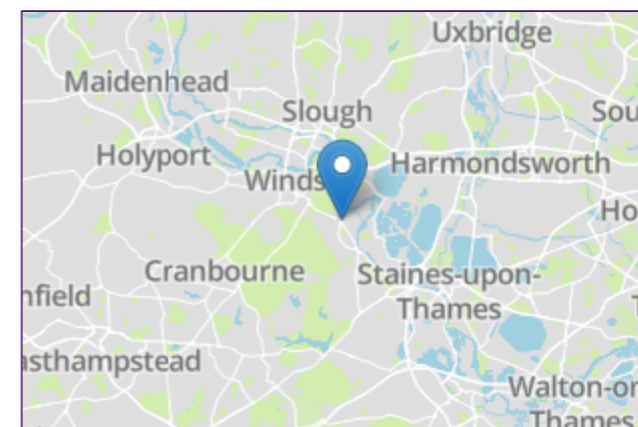
Band E

## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(55-68)	<b>D</b>		
(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			