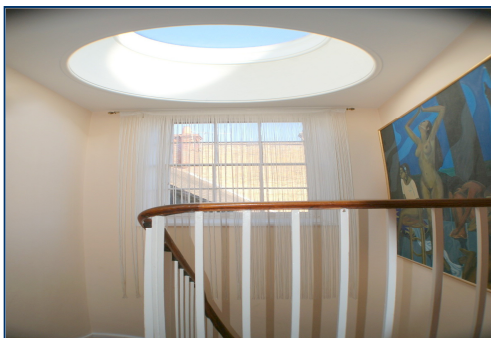


# The **Frost** Partnership

Windsor Office: **T:** 01753 833000 **E:** windsor@frostweb.co.uk

**58 High Street, Eton, Berkshire, SL4 6BL**

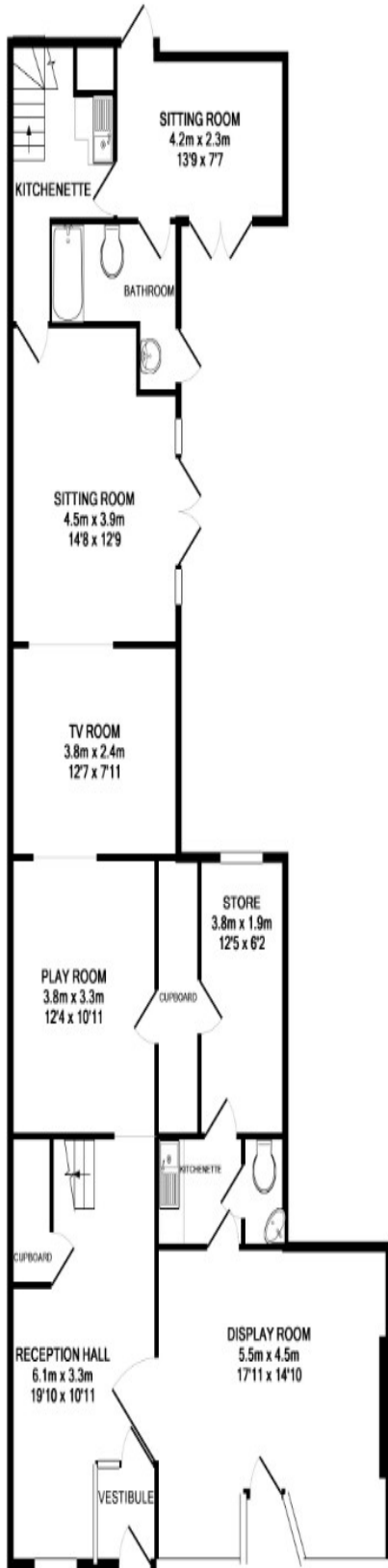
**Asking Price £2,650,000**



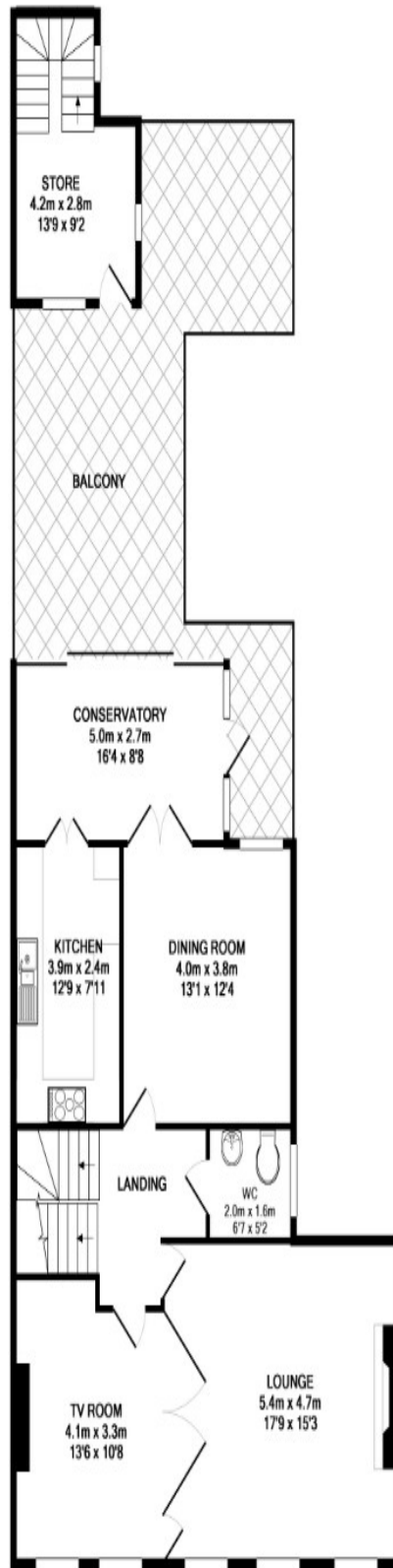
- 5 Bedrooms
- Self Contained Annexe
- Parking

- 5 Reception Rooms
- Central Eton Location
- Commercial Unit Included

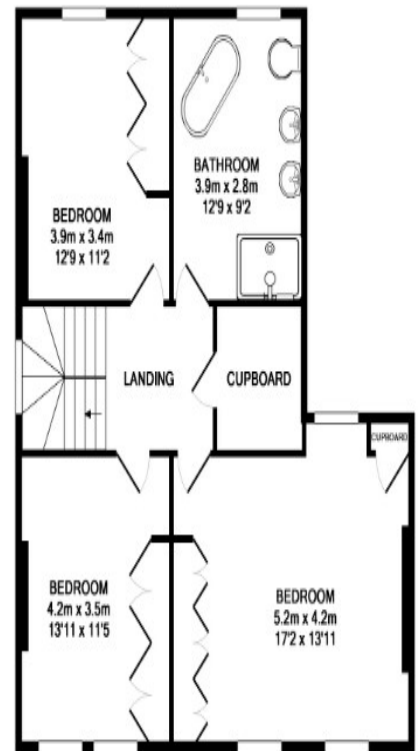
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 302.8 SQ.M. (3259 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix i2012



A most substantial and imposing Grade II listed freehold Georgian townhouse set over three floors in the heart of Eton high street. The property maintains a wealth of character with some original features such as ornate corning and fireplaces with high Georgian ceilings giving a tremendous feeling of space. Furthermore the property offers an extremely high degree of versatility with a mix of both commercial and residential use, with the added benefit of separate staff accommodation. To fully appreciate the space and flexibility of the accommodation an internal inspection is most strongly recommended.

#### **Entrance**

Timber door with glazed fan light over to:

#### **Entrance Lobby**

Glazed door to:

#### **Entrance Hall**

Wall mounted radiator with decorative cover, small pane sash window over looking high street, stairs to first floor, under stairs storage cupboard, door to gallery, boxed archway through to:

#### **Family Room**

Comprising three large rooms linked by archways with multiple overhead light points, tv point, three wall mounted radiators, double small pane glazed doors to courtyard, door to annex, decorative turning staircase to first floor.

#### **First Floor - Landing**

Door to living room.

#### **Living Room**

A substantial period drawing room with five large small pane sash windows to Eton high street, two wall mounted radiators, decorative cornices, four wall mounted crystal scone style lights, overhead ceiling rose with crystal chandelier, partitioning doors.

#### **Cloakroom**

Two piece suite comprising pedestal hand basin, dual flush low level wc, overhead light point, decorative cornice, large small pane sash window, tiled floor.

#### **Dining/Breakfast Room**

Wooden flooring, wall mounted radiator, small pane sash window to rear garden, small pane glazed door, overhead light point, decorative cornices, archway to:

#### **Kitchen**

Oak fitted kitchen with granite work tops over comprising range of cupboards, drawers, storage areas and decorative display cupboards, 6 way overhead light point, opening small pane glazed door to:

#### **Conservatory**

Sliding dual aspect patio doors to garden, wall mounted radiator, overhead fan.

#### **Second Floor**

Reached via a decorative turning staircase with large window and feature circular roof light to first floor landing, roof access hatch, wall mounted radiator, walk-in airing cupboard with hot water cylinder and substantial shelving.

#### **Family Bathroom**

A luxurious bathroom suite comprising a Victoria and Albert bath with floor mounted waterfall tap, shower attachment, large chrome mounted towel rail, large inset mirror with tiling surround, his and hers sinks with waterfall taps over, inset mirror with recessed vanity lights, storage area, low level hidden cistern with dual flush, further chrome towel rail, walk-in glass fronted shower, mosaic tiles with large overhead shower head plus flexi shower attachment, eight recess ceiling lights, small pane window to rear.

#### **Master Bedroom**

Dual aspect with large range of built-in storage cupboards and wardrobes, wall mounted radiator.

#### **Bedroom Two**

Small pane sash window to rear, wall mounted radiator, range of built-in wardrobes, overhead light point.

#### **Bedroom Three**

Wall mounted radiator, overhead light point, small pane sash windows to front, range of built-in wardrobes.

#### **Annexe**

#### **Sitting Room**

Wall mounted radiator, two overhead light points, dual aspect, built-in storage cupboard, stairs to ground floor.

#### **Kitchen**

Full range of kitchen units comprising wall and floor mounted cupboards, small work top area, stainless steel sink with mixer tap over, four way overhead light point, door to:

### Bedroom One

Wall mounted radiator, double small pane glazed doors opening into courtyard, three overhead light points, door to rear, door to:

### Bathroom

Tile walls, high level wc, pedestal hand basin, short bath with shower over, wall mounted radiator, door to courtyard.

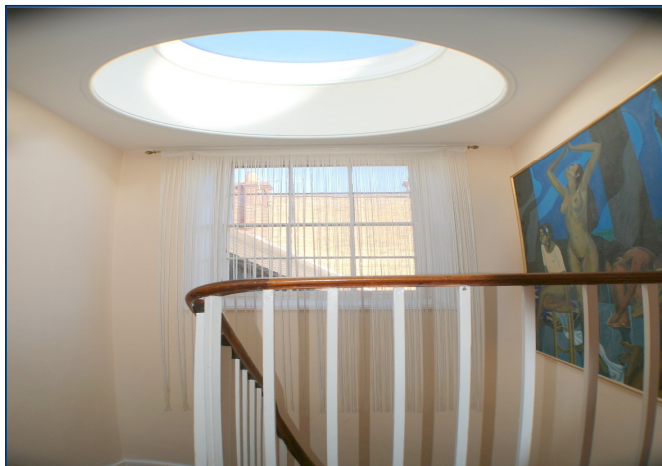
### OUTSIDE

The gardens comprise a large split level sun terrace with stairs down to a lower courtyard which is mainly paved, sun deck comprises three distinct areas one under cover and two outdoor areas. There are two parking spaces.

### VIEWING:

Via The Frost Partnership, 2 Clarence Road, Windsor

Telephone: 01753 833000 Email: [windsor@frostweb.co.uk](mailto:windsor@frostweb.co.uk)



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.