



The Priory  
Church Road | Old Windsor | Windsor | Berkshire | SL4 2JW

FINE & COUNTRY

# THE PRIORY

---

*A stunning 18th Century Grade II\* Listed 8 bedroom family home steeped in history and sited on 5.5 acres of paddock and landscaped gardens adjacent to the River Thames.*



Approached via a private gated entrance, the house is hidden from public view by a sweeping tree lined drive which takes you to main residence complete with large turning circle. The grounds comprise of a heated outdoor swimming pool and pool house, courtyard parking with double garage and studio style annexe accommodation above, a secret garden with a timer framed annexe, tennis court, sunken croquet lawn, groundsman's workshop and garages

The main residence is set across three floors along with a substantial cellar. Comprising of 8 bedrooms, 5 bathrooms, 2 dressing rooms, 4 receptions rooms, kitchen with boot room, utility room, a cloister style hallway that leads to the gothic inspired vaulted octagonal music room which dates back to the property's previous life as a monastery. The private courtyard provides access to the numerous outbuildings including the boiler-room and gardeners WC



### Ground Floor

The property is entered via the large Jacobean style portico into the spacious main hall with marbled floor, feature fireplace and turning staircase to the first floor.

The living room is accessed from the main hall and features two south facing floor to ceiling multi paned Georgian style windows with inset doors to the front lawn along with a large carved slate surround fireplace and ornate ceilings. On the west wall a door leads to the cloister style hallway with doors to a cloakroom, study and snug.

The gothic style octagon music room leads off from the end of the hallway and is entered via a shaped multi panelled timber and glass doorway. The ornate plasterworks continue in this room with a chandelier suspended from the vaulted ceiling, original herringbone flooring, feature fireplace and solid timber door to the front lawn.

The main hall also provides access to the large country style kitchen breakfast room with stripped pine floorboards, hand crafted cabinetry, centre island with inset sink, built in appliances, granite worktops and Aga. A hand built diner style seating area provides ample seating and bay window with views over the private courtyard ensures the kitchen is flooded with plenty of natural light. The ceiling features the original beams with inset spotlighting. The kitchen opens up to the boot room with a feature stained glass door providing access to smaller gated cobbled court yard setting with views over the rear garden with access to the main courtyard along with doors to the double garage and studio annexe above.

The family room features decorative panelled walls, ornate plaster ceiling, original fireplace with marble hearth a large bay window and a glazed timber door that forms the original entrance house when it was a 18th century river front Inn.

The panelled walls and ornate plaster ceilings continue in the dining room. The large fireplace creates a central focus with a bay window to the east and floor to ceiling French doors on the south side that lead onto the front lawn.

A second downstairs cloakroom and storage cupboard are also accessed from the main hall along with the large utility room which provides further access to the gated court yard and stairs to the cellar.

### Lower Ground Floor

The cellar is accessed from the storage side of utility room via stone steps and consists of four individual areas with brick block flooring and features a barrelled ceiling room which would make an ideal wine cellar.



















### First Floor

The staircase from main hall leads to the first floor, a separate set of stairs lead off to a half landing with a double bedroom, ensuite and dressing room, ideal for an au-pair or a teenager seeking a sense of independence.

The main stairs continue to the spacious first floor landing which provide access to the principle bedroom with ample custom built in storage, a separate dressing room and ensuite with his and hers sinks, bath and shower cubicle. The bedroom and dressing room both feature French doors which provide access to the balcony patio overlooking the front lawns.

In addition, the first floor also includes the family bathroom and two further double bedrooms, one with an ensuite and feature fireplace. Both feature bay window looking towards Saxon Marina.

### Second Floor

A separate stairway from the first floor landing leads to the second floor which features an exposed brick and timber hallway providing access to 4 further bedrooms and a family shower room







## Outside

The Priory is entered via a set of electronic gates that are placed back from the road and lead onto the sweeping treelined driveway which features a large paddock area of approximately 1.8 acres to the left hand side with the potential for equestrian use. The driveway leads to a second set of gates providing an extra level of privacy which in turn lead to the lawned turning circle at the front of the residence, a separate driveway provides access to the groundsman's garages and workshop along with additional parking for 6 or more vehicles and includes a EV charging point. The brick arch framed courtyard parking area is accessed by the same driveway and provides further parking and a double garage with a studio annexe above consisting of lounge/bedroom, kitchen area and bathroom.

The courtyard area also contains a screened oil tank which fuels the aga along with outbuildings that consist of the boiler-room, gardeners WC and additional storage.

The landscaped gardens are divided into distinctive areas and feature a secret garden with a timber framed chalet annexe, with kitchen, bathroom, lounge area and a loft style sleeping area.

A large heated outdoor swimming pool with pool house and pump room. Steps lead down to the sunken croquet lawn which is adjacent to the tennis court. Beyond this is a children's play area with a large wooden boat structure featuring a climbing wall and is screened from the marina by a brick wall and mature trees and which provide a natural area to the garden.

The rear courtyard garden leads to a small pond and there is an additional water feature beyond the tennis court along with a feature brick and timber constructed pergola walkway.

The formal front gardens feature a combination of structured box hedging, sculptured hedging and include a feature bell tower with a backdrop of mature hedging and trees that add to the sense of privacy that this home offers.

Double timber gates provide access to Saxon Marina











### Location

The Priory is located on the edge of the village of Old Windsor. Conveniently located with easy access to both the M4 and M25 motorways. A range of shops catering for day-to-day needs are available in Old Windsor, including the award-winning Loch and Tyne restaurant, owned by celebrity chef Adam Handling and the Royal Farms Windsor Farm Shop is less than a mile away. Whilst more extensive amenities can be found in Windsor, Maidenhead and Staines.

The historic market town of Windsor, with Windsor Castle the largest and oldest inhabited castle in the world is just 2.5 miles away, the town with its pretty streets, striking architecture, beautiful parks, fine restaurants, river walks and boating activities along the Thames coupled with an abundance of leisure and sporting activities including world-class golf courses makes this the jewel in Berkshires crown.

The historic Runnymede and Windsor Great Park are just minutes away from the property and slightly further afield is Windsor Great Park, Ascot Racecourse and Virginia Water.

London is an hour away by train with a choice of services from Windsor's two stations and Datchet station

### SCHOOLS

Old Windsor is also fortunate to be in close proximity to some of the country's finest state and public schools including St. John's Beaumont in Old Windsor, St Georges in Windsor, Bishopsgate in Englefield Green and Eaton College

### Services

Tenure - Freehold  
 Local Authority: Royal Borough of Windsor & Maidenhead  
 Include Council Tax Band H

Restrictive Covenants Apply. Please contact the agent for further information.

### Viewing Arrangements

Strictly via the vendors agents Fine & Country on Tel Number

### Website

For more information visit F&C Microsite Address

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm  
 Saturday - 9.00 am - 4.30 pm



SECOND FLOOR



FIRST FLOOR





THIRD FLOOR



POOL ROOM



CHALET ANNEX



UPPER ANNEX

GROSS INTERNAL AREA : 9934 sq ft, 923 m<sup>2</sup>

ANNEXE INTERNAL AREA: 425 sq ft, 40 m<sup>2</sup>

ADDITIONAL AREAS TOTAL: 1680sq ft, 156 m<sup>2</sup>

**OVERALL TOTALS: 12,039 sq ft, 1119 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY







LOUIS BYRNE

Fine & Country Windsor  
Tel: 07956 271 795  
email: [louis.byrne@fineandcountry.com](mailto:louis.byrne@fineandcountry.com)

I have over 15 years' experience within the property industry. At Director level I have gained invaluable knowledge of the industry. I have a passion for luxury property combined with a passion for providing great customer service. I strongly believe that if you provide a great service, the rest will fall into place via repeat business and word of mouth recommendations. A happy client is my goal from day one.



ROBERT CABLE

Fine & Country Henley-on-Thames, Marlow  
Tel: 07732 730 720  
email: [robert.cable@fineandcountry.com](mailto:robert.cable@fineandcountry.com)

With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building a trusted one-to-one relationship with my clients.

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Windsor  
Tel: +44 (0) 1491 352552  
henley@fineandcountry.com  
Castle Hill House, 12 Castle Hill, Windsor, Berkshire SL4 1PD

