

ETON WICK ROAD  
E T O N • B E R K S H I R E





## ETON WICK ROAD

ETON BERKSHIRE

Welcome to The White Cottage, a timeless treasure built in 1907. This detached Edwardian home boasts a generous mature plot and ample parking, nestled in the picturesque village of Eton Wick.





# Location

Eton is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Eton College Natural History Museum, Eton College, Savill Garden and Virginia Water Lake.

Rail connections to London (Waterloo) are available from Windsor & Eton Riverside and to London (Paddington), via Slough, from Windsor Central. Road communications are excellent with access to the M4 being available via Junction 6 in Windsor or Junction 5 at Datchet, which in turn provides access to Heathrow Airport, Central London, the West Country and the M25. The Elizabeth Line located at Taplow station is within a 10 minute drive.

An excellent range of shopping catering for day-to-day needs is available in Eton High Street, together with a variety of public houses, bars and restaurants. Further extensive amenities are available in Windsor, a few minutes' walk across Eton Bridge.

Sporting facilities in the area include horse racing at both Windsor and Ascot; horse riding and polo in Windsor Great Park; golf at Wentworth and Sunningdale;

athletics at the Thames Valley Athletics Centre in Pococks Lane, Eton; boating on some stretches of the River Thames.

Schools in the region include Eton College, St. George's, Eton End PNEU, Upton House and Brigidine in the private sector and Eton Porny, Windsor Girls' School and Windsor Boys' School in the state sector.

Eton Wick CofE First School and Nursery is a primary school that provides education for children in the local community. It is part of the Church of England's educational network and is known for its commitment to providing a nurturing and supportive learning environment.

Windsor offers a comprehensive range of shops, the Theatre Royal, the Castle and St George's Chapel.

The M4 (J5) is about 1½ miles away providing access to the M25, Heathrow, London and the national motorway network. Trains run from Windsor to Waterloo (first stop Datchet) and from Windsor Central to Paddington via Slough.





# KITCHEN





# LIVING & Dining





# BEDROOMS & Bath





# THE PROPERTY

Nestled in the picturesque village of Eton Wick, White Cottage is not just a home; it's a testament to timeless elegance and a canvas of endless possibilities. Built in 1907, this classic detached Edwardian residence stands proudly on a generous plot spanning nearly a quarter of an acre, with the tantalizing prospect of expansion (subject to planning permission).

## A Warm Welcome Awaits

Stepping inside, you're greeted by a beautifully tiled entrance hallway, setting the tone for the well-presented family accommodation that lies within. White Cottage is more than just a house; it's a place where cherished memories are waiting to be made.

## Charm in Every Corner

The living spaces are both spacious and charming, with a dual-aspect sitting room and a separate dining room that exude character, complete with fireplaces and bay windows that bathe the rooms in natural light. These front-facing rooms offer a warm and inviting atmosphere that's perfect for family gatherings or cozy evenings by the fire.

## Heart of the Home

The kitchen/breakfast room is the heart of White Cottage, where the family can come together. It's a well-appointed space, featuring two generous windows that flood the area with daylight. A central island adds functionality and style, while a range-style cooker stands ready to turn every meal into a culinary masterpiece.

## Your Private Oasis

Ascend the staircase in the hallway, and you'll discover three comfortable bedrooms and a contemporary-styled bathroom, complete with both a bath and a walk-in shower. Bedrooms one and two feature built-in wardrobes, offering plenty of storage space for your belongings.

## Endless Outdoor Delights

The delights of White Cottage extend beyond its charming interior. A driveway at the front of the property provides convenient off-street parking. At the rear, a generous south-facing garden awaits, stretching approximately 116 feet. It's a mature garden, thoughtfully landscaped with a lush lawn, a paved terrace for al fresco dining, a thriving vegetable patch, apple trees, a greenhouse, and a timber shed for all your garden storage needs. And, for those with creative visions, there's ample space at the back of the garden to consider a detached studio or outbuilding, subject to the necessary planning permissions.

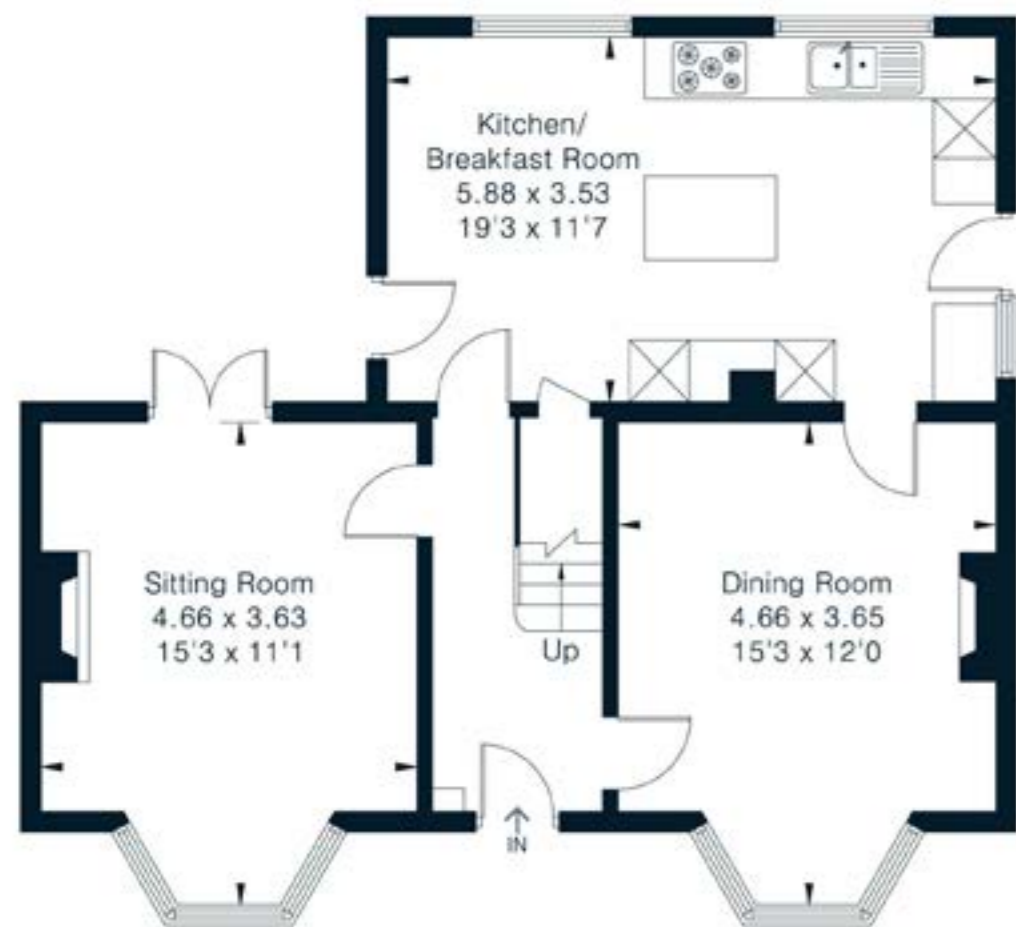




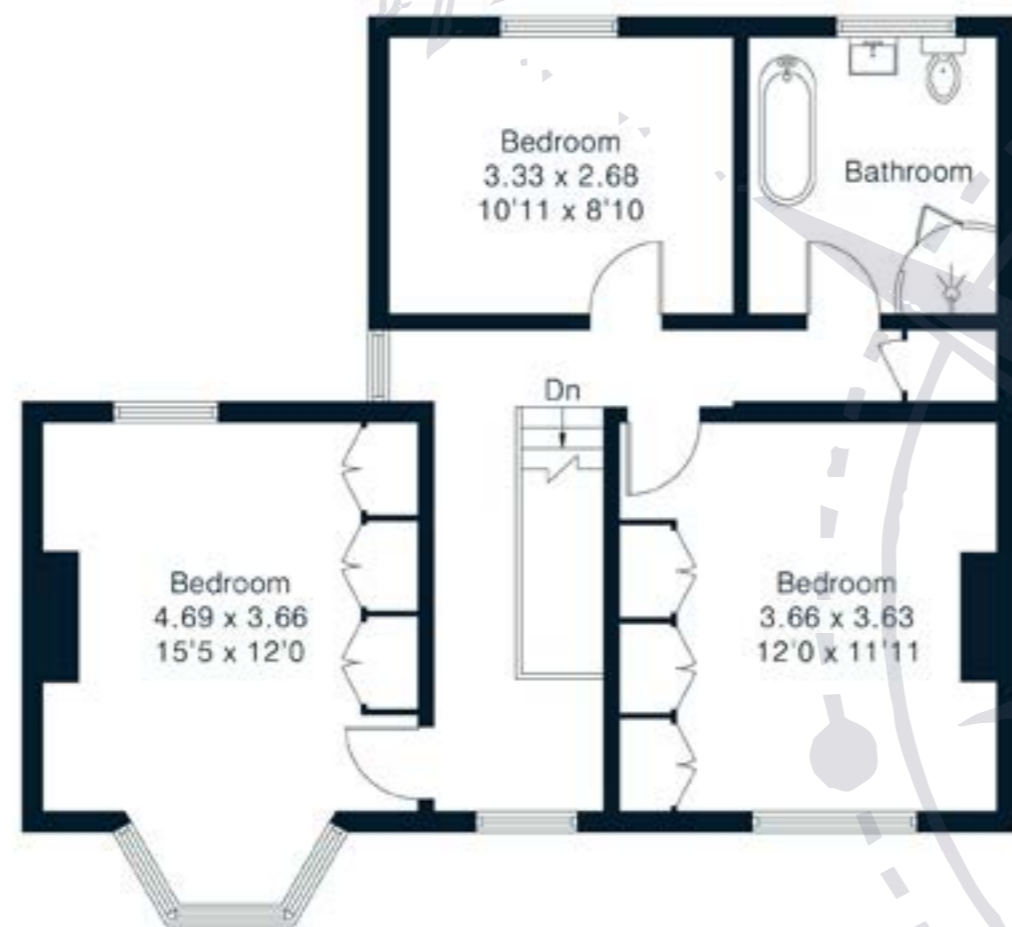


# OUTDOOR Living





Ground Floor

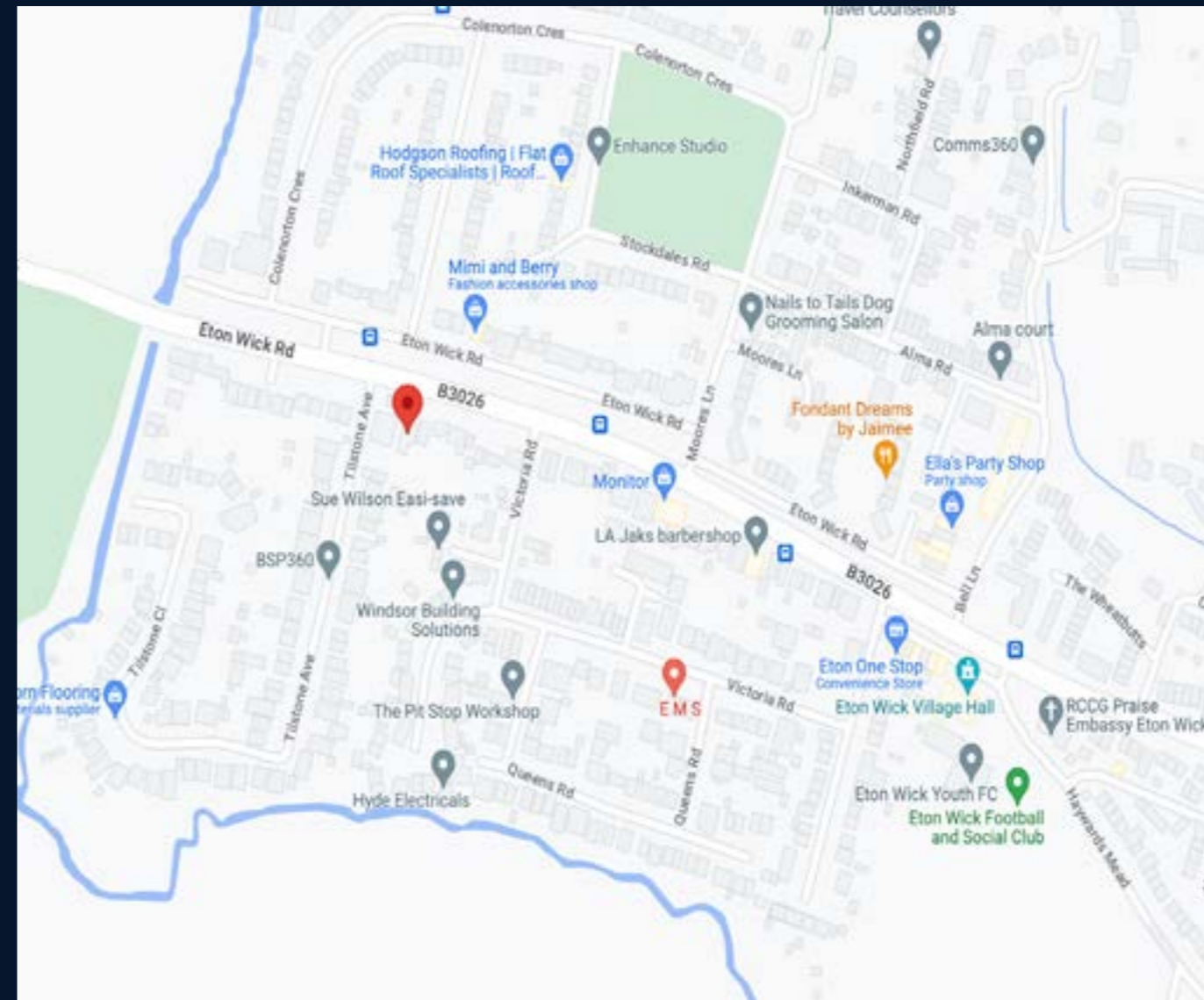


First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





### Directions

For those with satellite navigation the postcode is: SL4 6NE



**WARREN**  
PROPERTY MATTERS

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