



Tilstone Avenue, Eton Wick

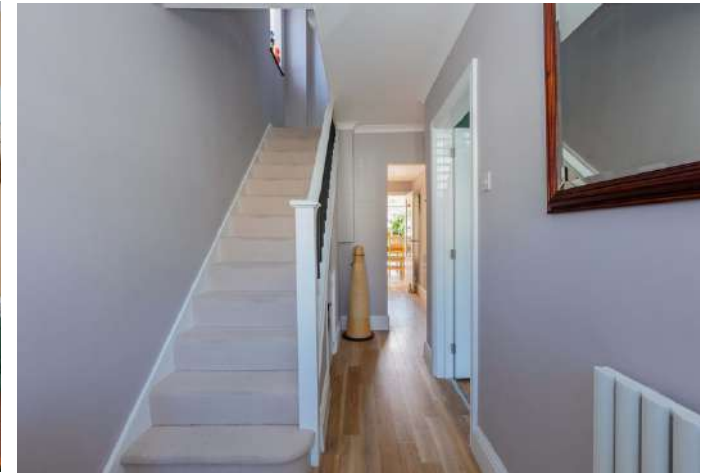
A spacious and well-appointed three-bedroom family home with multiple reception areas, a private garden, garage, and flexible living space—perfectly situated in the desirable village of Eton Wick.

This beautifully arranged home spans two floors and offers thoughtfully designed interiors, ideal for modern family living.

On the ground floor, the property features a welcoming entrance hall leading to a generous sitting room with a curved bay window and excellent natural light. The layout flows through to a versatile family room, which offers a more informal living space, and opens into a bright, extended dining room with full width bi-fold doors leading to the garden—creating the perfect space for entertaining or day-to-day living.

The kitchen is fitted with ample cabinetry and worktop space, located just off the dining area and conveniently adjacent to a separate utility room.

There is also a ground floor cloakroom/shower room and a large coat cupboard









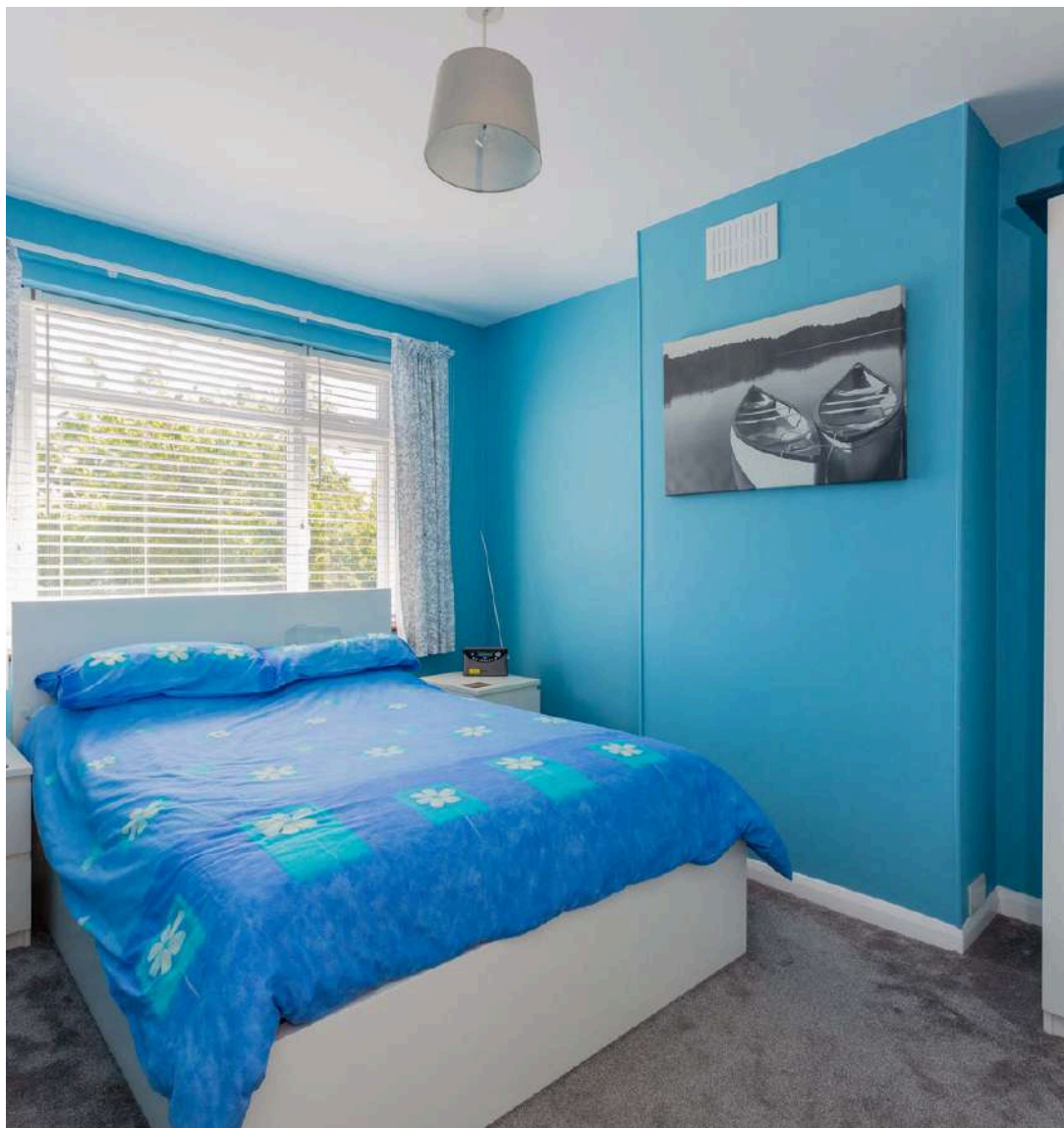
Upstairs, the first floor hosts three well-proportioned bedrooms. The principal bedroom enjoys a wide window outlook and generous proportions, while the two further bedrooms offer flexibility for children, guests, or a home office. A large family bathroom serves all three bedrooms, complete with free standing curved bath, separate shower, stylish fittings with a striking herringbone feature wall, adding depth, texture, and a touch of luxury to the space.

Externally, the property includes a private rear garden with composite decking area—perfect for summer barbecues, outdoor dining, and entertaining guests, access is from the dining room. The integral garage and spacious driveway offer secure storage and ample off-street parking for up to three vehicles.

Located on a quiet residential road in the heart of Eton Wick, Tilstone Avenue offers a peaceful village setting with the convenience of nearby Windsor, Eton, and excellent commuter links to London and beyond. Local schools, scenic river and park walks, and village amenities are all close by, making this a superb home for families and professionals alike.













The Location

Nestled in the charming village of Eton Wick, Tilstone Avenue offers the perfect balance of countryside tranquillity and town convenience. Surrounded by open green spaces and just minutes from historic Windsor, the location is ideal for families, commuters, and those seeking a peaceful yet well-connected lifestyle.

Eton Wick and the surrounding areas benefit from a strong selection of well-regarded schools:

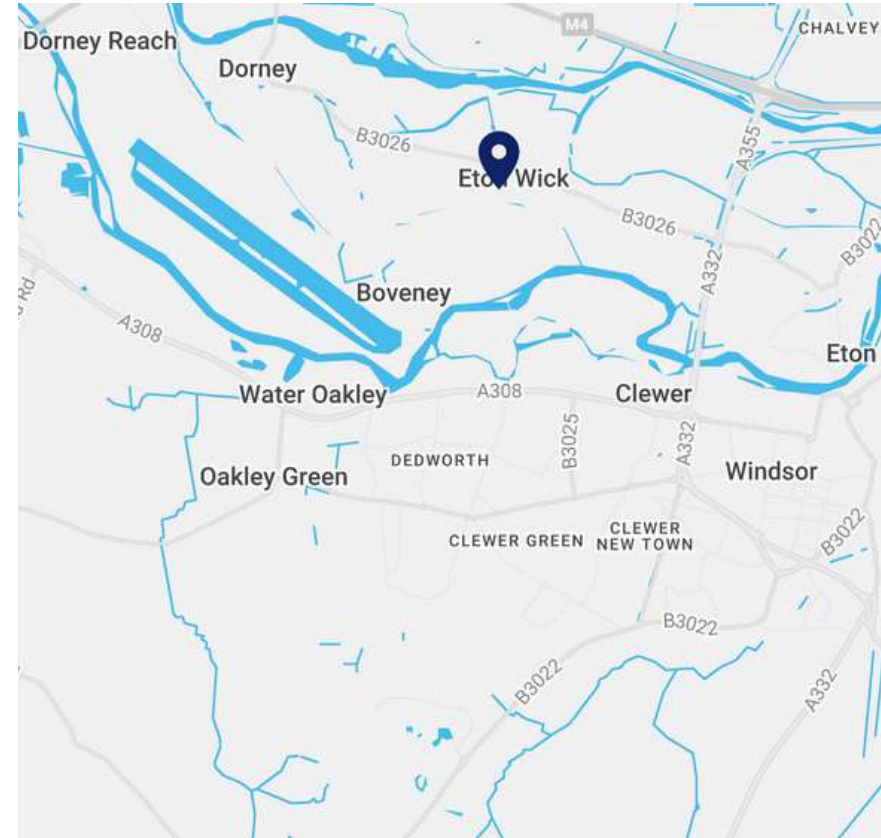
- Eton Wick First School – A friendly village primary school rated Good by Ofsted, just a short walk away.
- Eton Porny C of E First School – Located in nearby Eton, also Good rated, with a nurturing, inclusive ethos.
- Trevelyan Middle School – A well-respected middle school in Windsor, offering a broad curriculum and supportive environment.
- Windsor Girls' School (Outstanding) and The Windsor Boys' School (Good) – Highly regarded secondary schools with strong academic results.
- Independent options include Upton House School, St George's Windsor, and the world-renowned Eton College, just a few minutes away.

Eton Wick offers excellent road and rail links:

- Quick access to the M4 (Junction 6) connects to London, Heathrow, Reading, and the M25.
- The A308 and A332 link to Windsor, Maidenhead, and Slough within minutes.
- Windsor & Eton Central and Windsor & Eton Riverside stations are a short drive away, offering direct rail services to London Paddington (via Slough) and London Waterloo respectively.
- Heathrow Airport is approx. 20 minutes by car—ideal for frequent travellers.

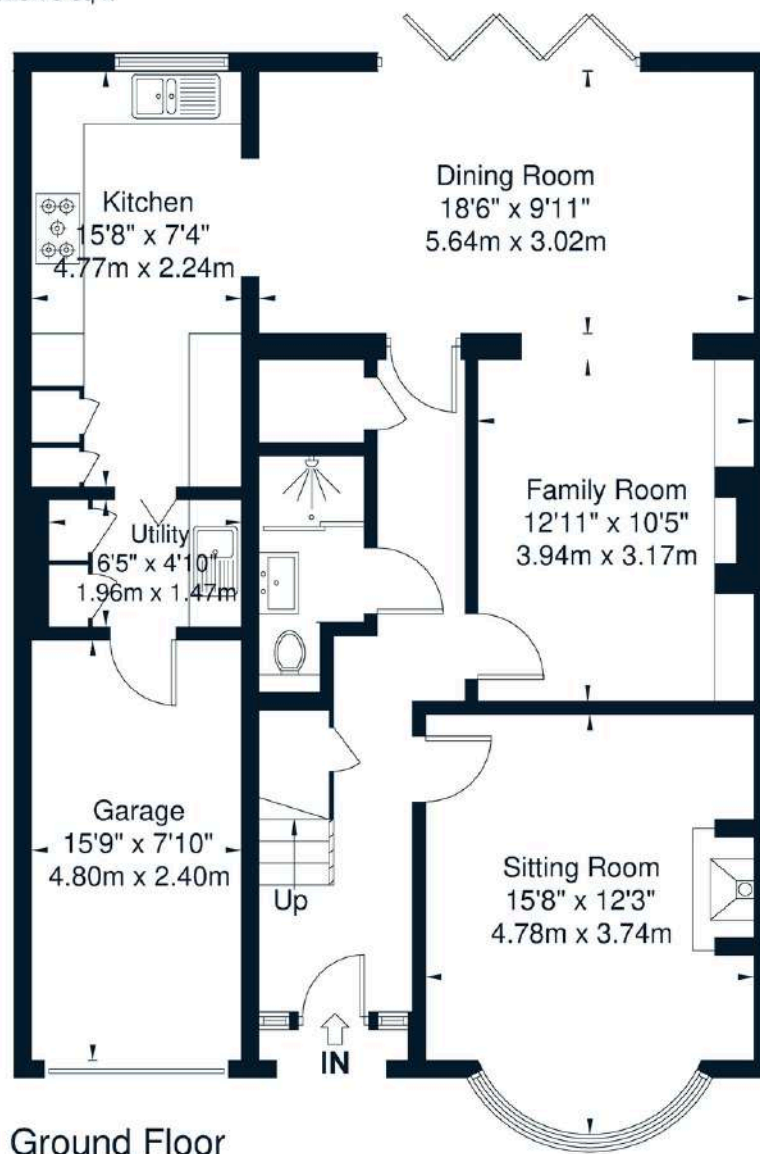
Living in Eton Wick means being surrounded by nature, history, and leisure opportunities:

- Windsor Castle – One of the Queen's official residences and a world-famous historic attraction.
- Windsor Great Park & The Long Walk – Offering miles of walking, cycling, and scenic beauty.
- Dorney Lake – A peaceful location for rowing, walking, and picnics.
- Eton High Street – Filled with independent shops, cafés, and pubs steeped in history.
- Windsor Town Centre – A vibrant hub of shopping, dining, and cultural events, just a short drive away.

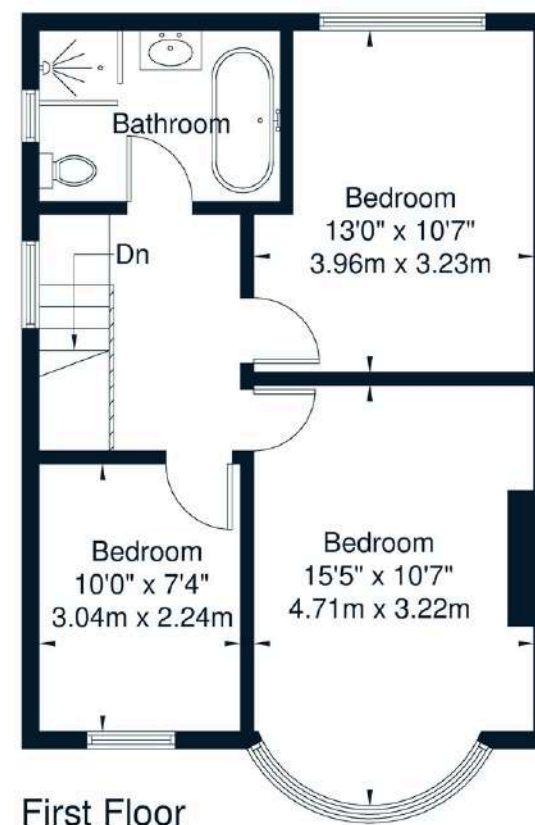


Tilstone Avenue
Approximate Floor Area = 130.04 sq m / 1399.73 sq ft
Garage = 11.52 sq m / 124.00 sq ft
Total = 141.56 sq m / 1523.73 sq ft

WARREN
property matters



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)