

The Cockpitt

Eton, Windsor, Berkshire

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A unique collection of beautifully crafted homes within the historic Cockpitt. Featuring a 3-bed residence in the Medieval frontage building, with two 2-bed conversions in the 17th-century ranges, and two new 2-bed Mews cottages. The entire development is all set around a private courtyard garden.



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THE COCKPITT, ETON

47-49 high street

Steeped in over six centuries of history, The Cock Pitt stands proudly as one of Eton's most characterful landmarks. The front range of this beautiful Half-Wealden building was first constructed around 1420, with the north and south wings added in the mid-16th century, marking centuries of careful evolution. Tucked away in the rear courtyard the 17th-century outhouse, featuring a remarkable sheep's vertebrae floor — a unique feature that has been lovingly preserved as part of this restoration. In the 1930s, The Cock Pitt became a well-loved tea room, a name and spirit that to this day. Though the building has seen many changes through the 18th and 19th centuries, its timeless character has always endured. After years of decline, a passionate team has now brought this historic treasure back to life, ensuring it once again takes its place at the heart of Eton. Looking ahead to 2026, a new chapter begins. The Cock Pitt's sensitive renovation will return it to its former glory, while two elegant new Mews Houses in the rear courtyard will add a contemporary layer to its rich architectural story. A rare fusion of heritage and modern living — The Cock Pitt is not just being restored; it's being reimagined for generations to come.



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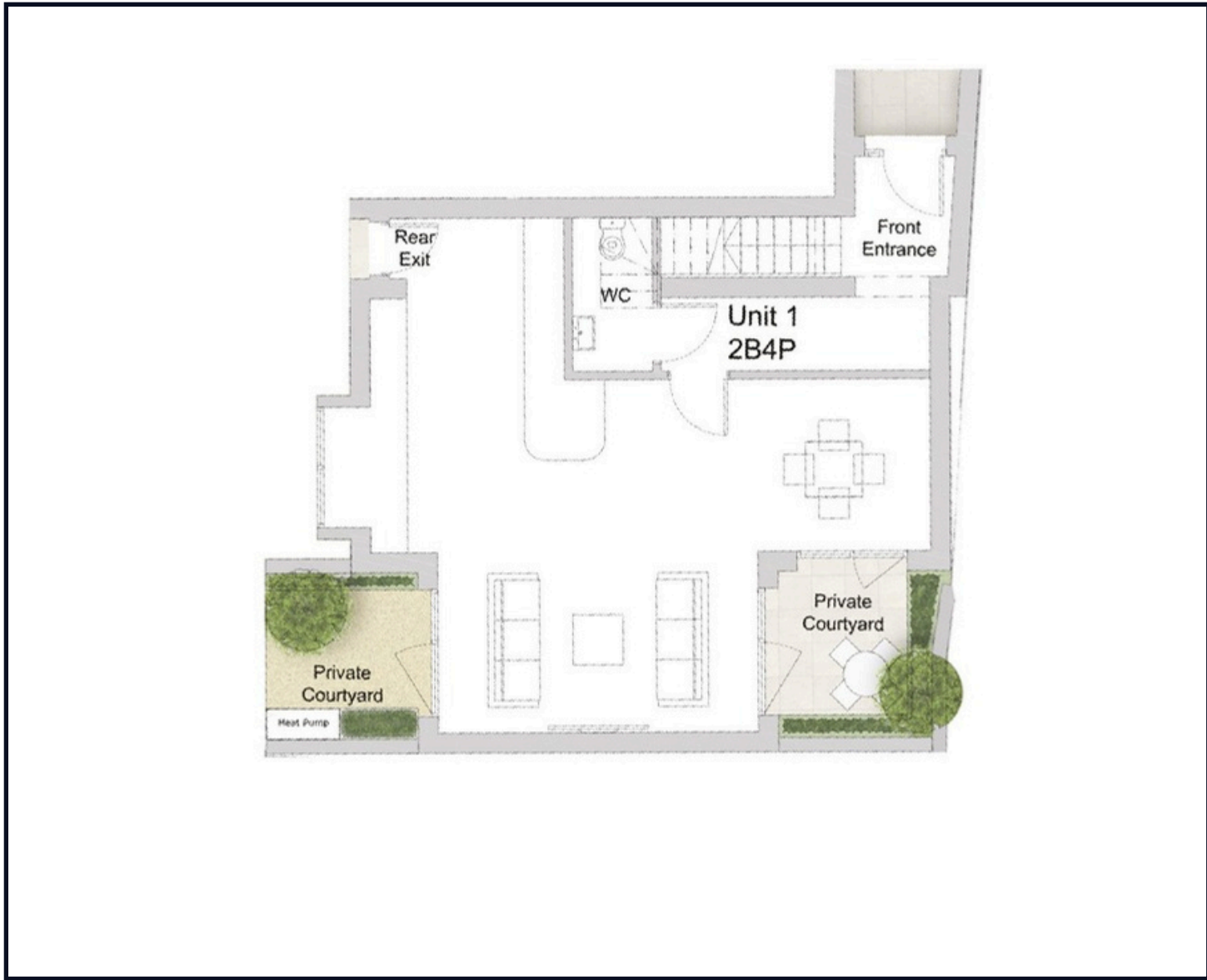
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COMING IN 2026

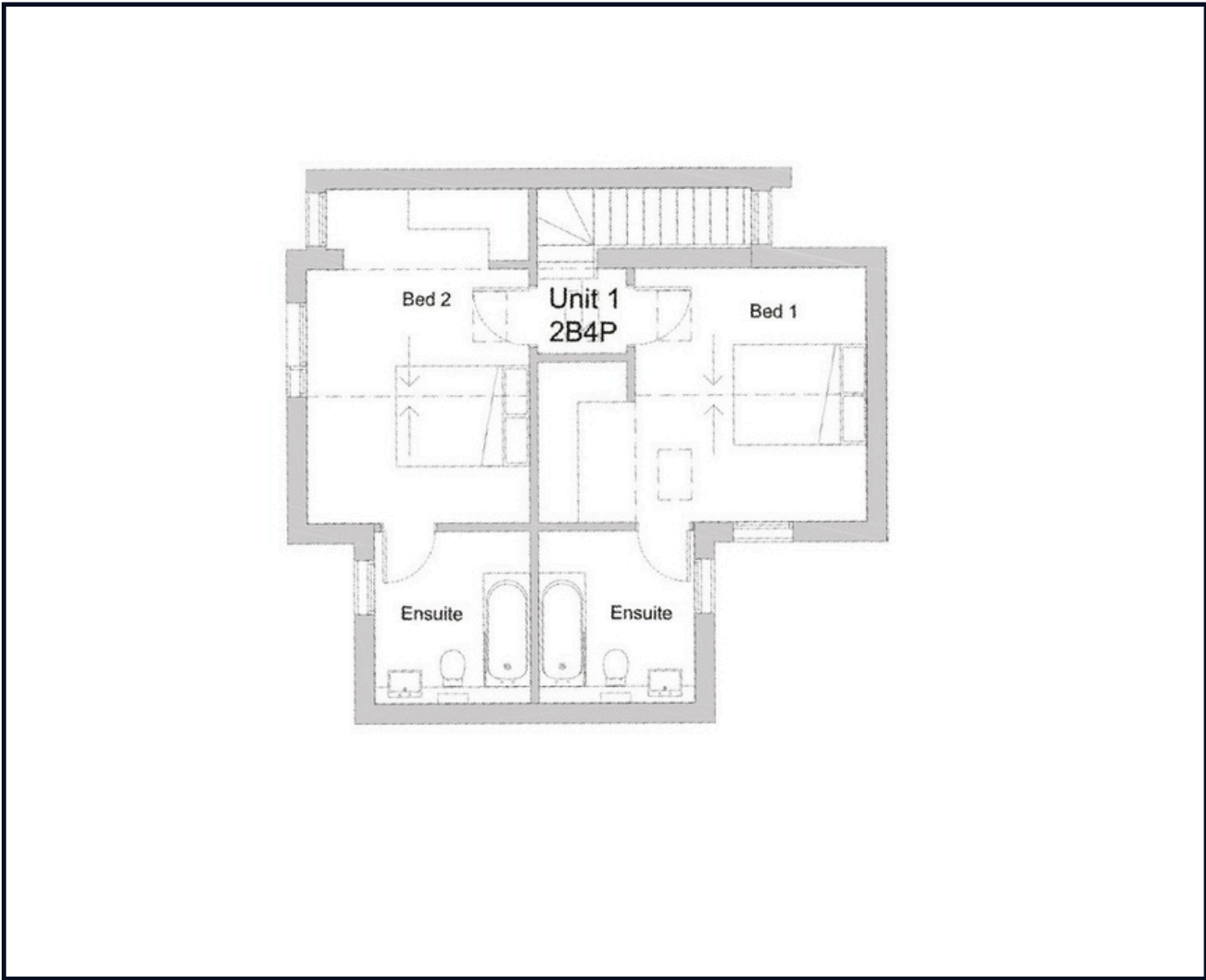
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Ground Level

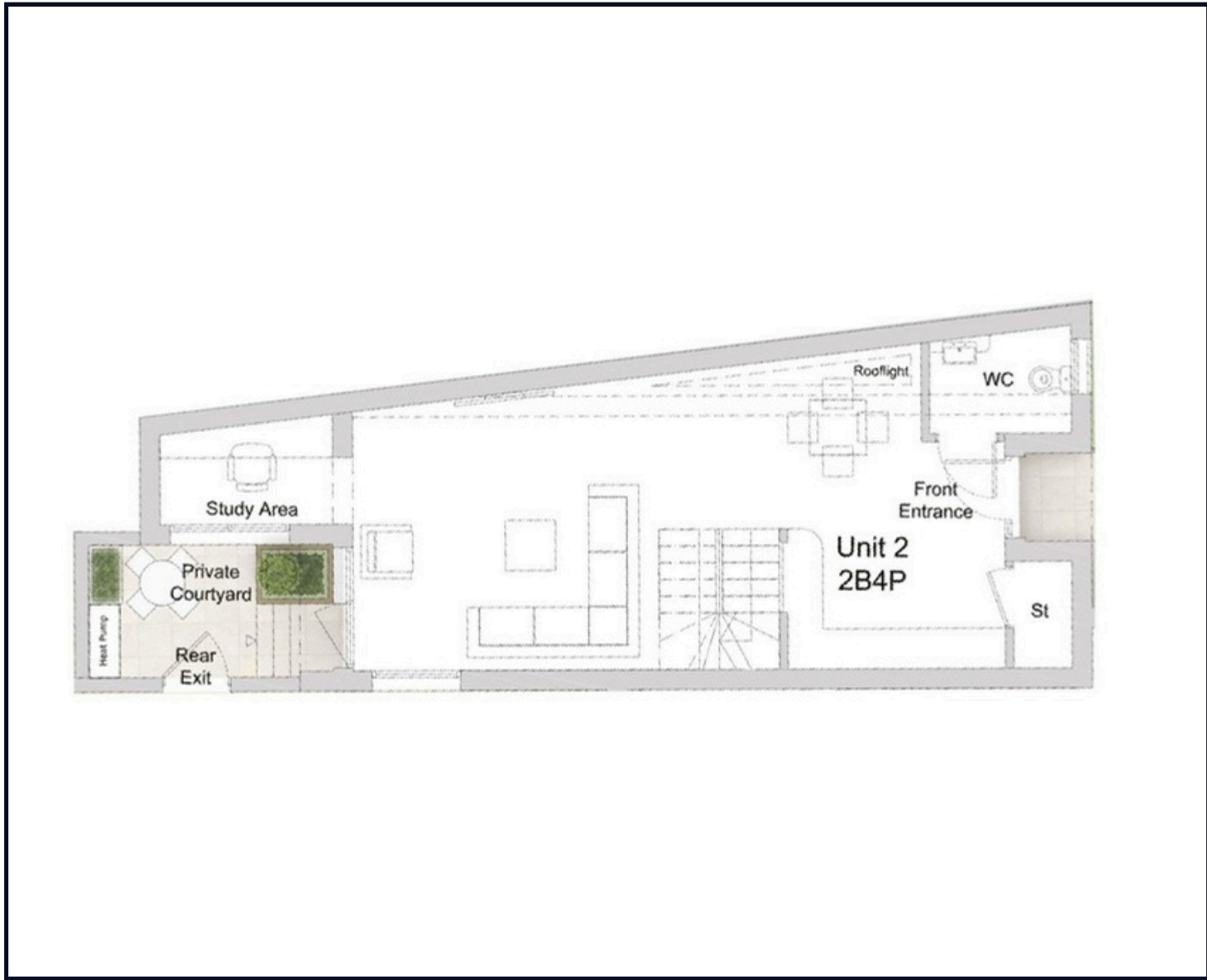


First Floor Level

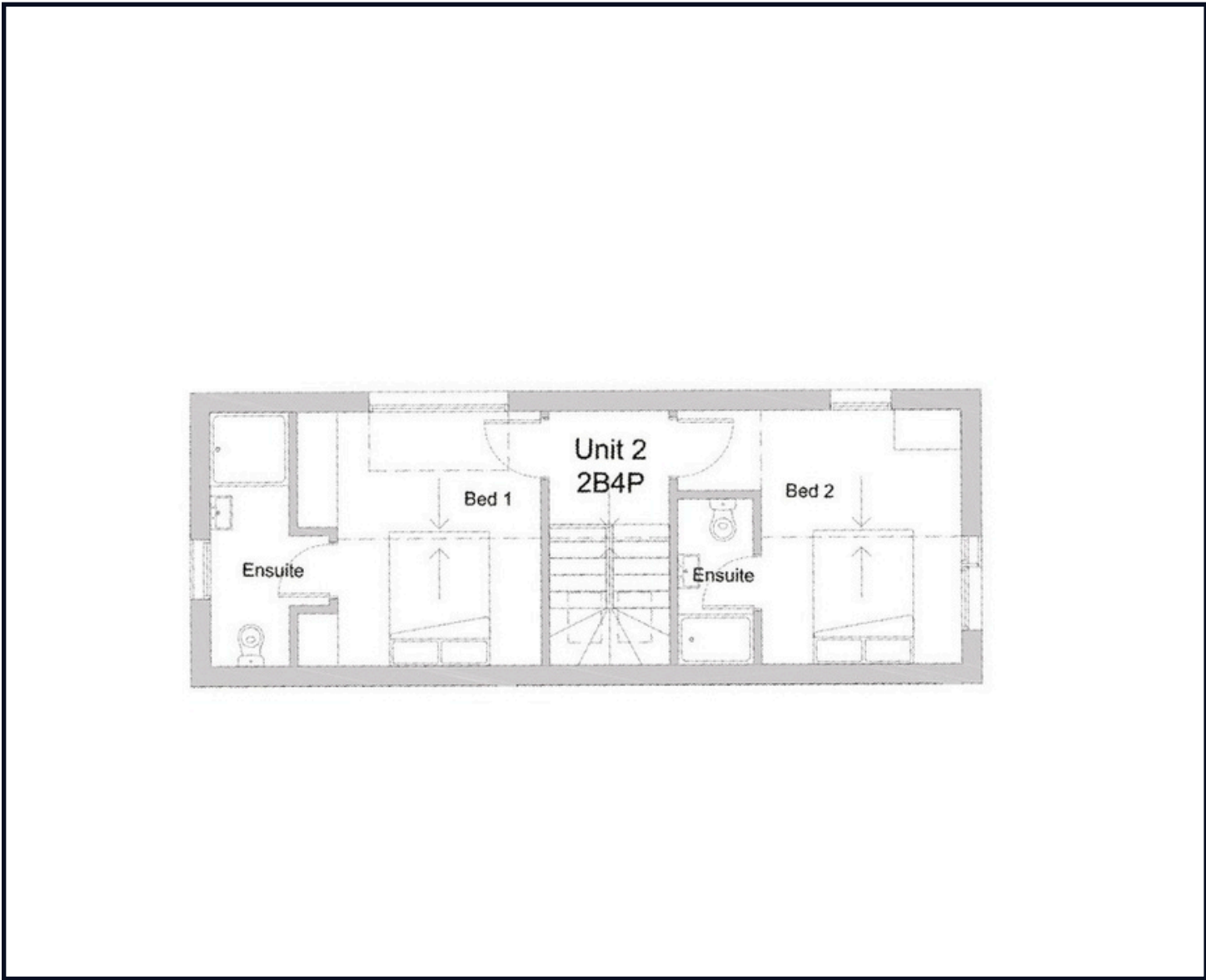


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UNIT 1 — Castle View Mews - New Build Mews Cottage
109.7sqm / 1181 sqft**
The largest of the two new Mews cottages, Unit 1 offers generous modern living across 114.2 sqm. Its bright interiors, spacious open-plan layout with vaulted ceilings to the bedrooms and premium specifications create a superb contemporary home. Quietly positioned at the rear of the development, it enjoys direct access onto 2 private courtyard gardens, combining privacy with excellent outdoor space.



Ground Level

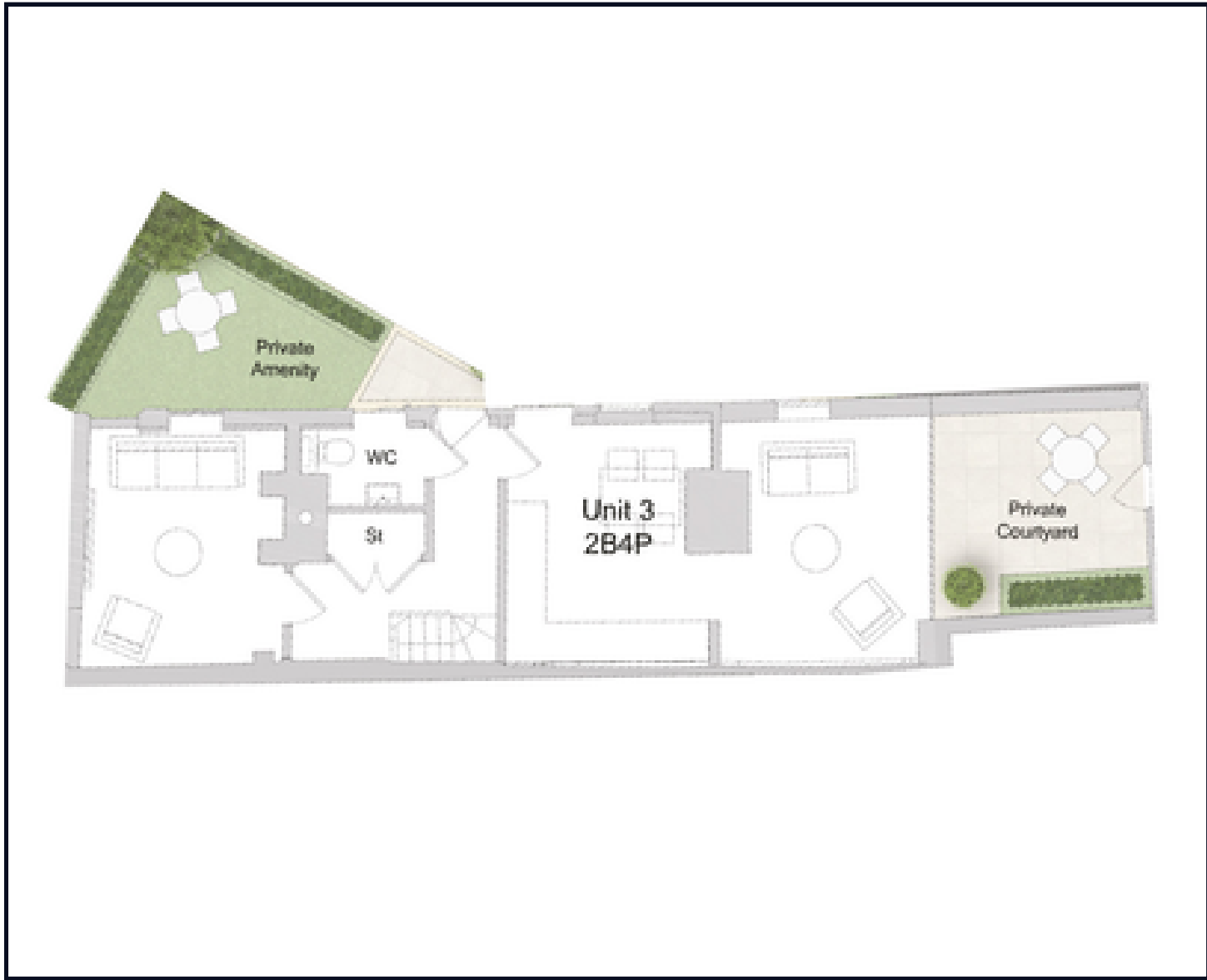


First Floor Level

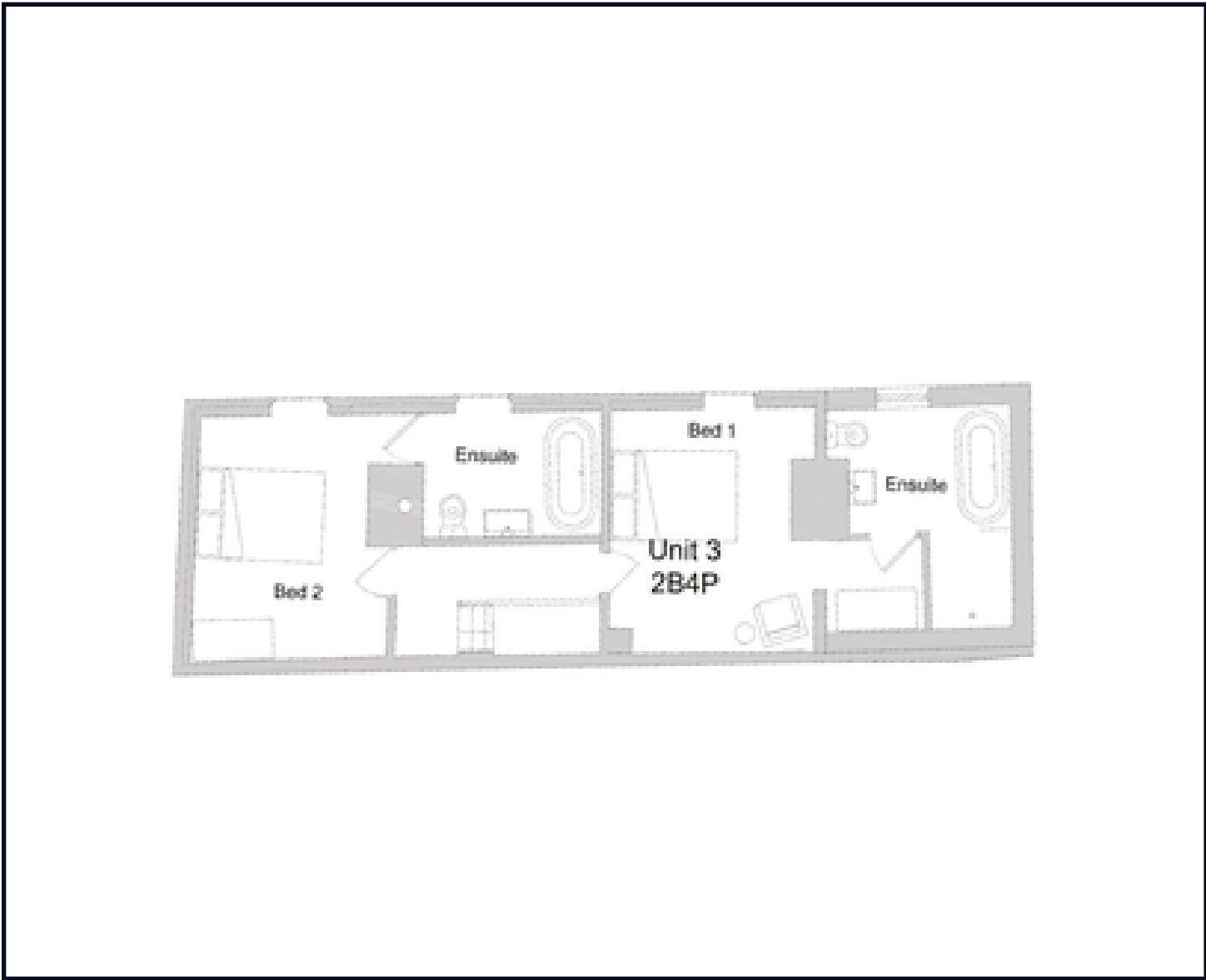


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UNIT 2 — Cockpitt Mews - New Build Mews Cottage
93.7 sqm / 1009 sqft**
Unit 2 is a beautifully crafted new-build Mews cottage positioned quietly at the rear of the development. Offering bright open-plan living, high-quality finishes and exceptional energy efficiency, this spacious 2-bedroom home enjoys direct access onto the private courtyard garden, making it a perfect low-maintenance modern residence within a historic setting.



Ground Level



First Floor Level



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UNIT 3 — Butcher's Cottage - 18th Century Conversion
88.4 sqm / 951.1 sqft**
Set within the charming 18th Century range of the Cockpitt, Unit 2 blends period character with contemporary comfort. This elegant 2-bedroom home offers generous proportions, modern interiors and a warm heritage feel throughout. Residents benefit from access to the private courtyard garden, creating a peaceful environment moments from Eton High Street.



Ground Level



First Floor Level

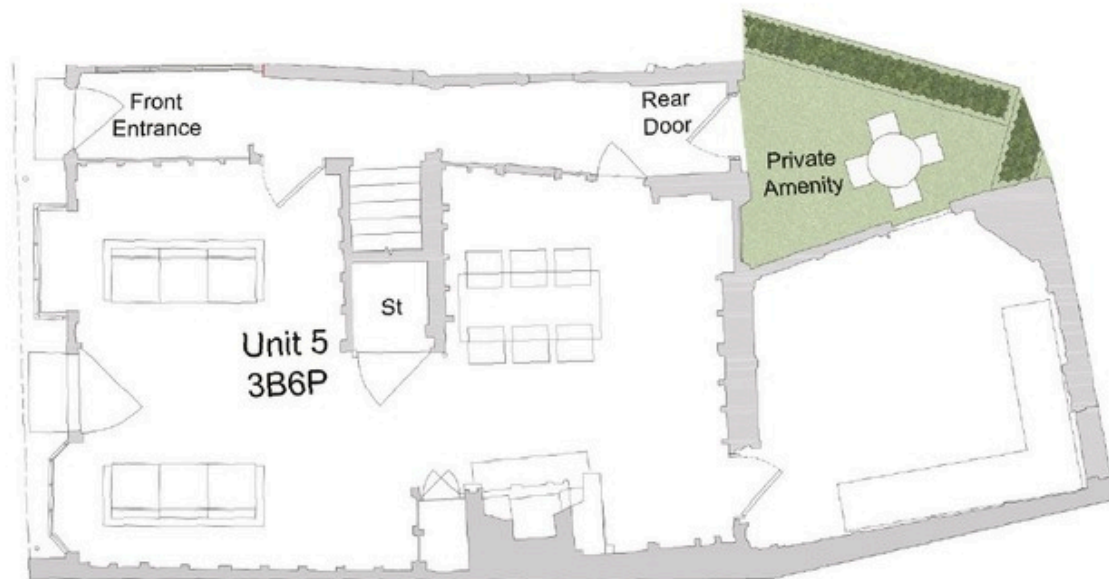


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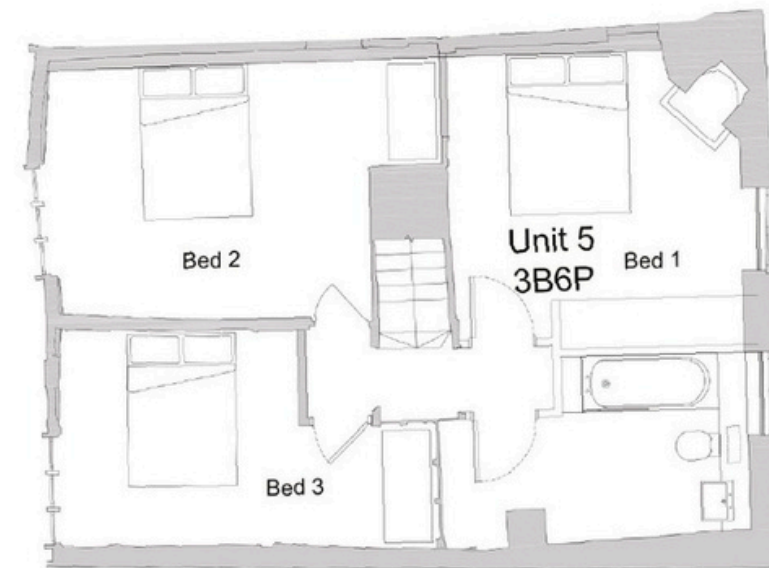
UNIT 4 — Market Cottage - 19th Century Conversion
88.8 sqm / 956sqft**
Unit 4 is an inviting 2-bedroom home arranged over two floors within the historic 19th-century range. With an efficient layout, feature fully glazed doors accessing a private courtyard and a stylish modern finish, it offers charming period living with contemporary ease. The home also enjoys shared use of the development's private courtyard garden, providing a calm outdoor space.

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Unit 5



Ground Level



First Floor Level



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UNIT 5 — Half Wealdon House. Medieval Frontage Conversion

114.2 sqm / 1229 sqft**

Positioned within the Medieval frontage, Unit 5 is rich in architectural character, offering a unique 3-bedroom home within the 15th century range. Inside, modern finishes blend seamlessly with the exposed medieval timber roof structure. This atmospheric property also benefits from shared access to the beautifully landscaped private courtyard garden.

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Specifications and Finishes
Details to follow.

Contact for further information:

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