



## 11 JACOB CLOSE, WINDSOR, BERKSHIRE, SL45PT

£695,000

- 5 BEDROOMS
- GROUND FLOOR BEDROOM WITH ANNEX
- STILL MORE POTENTIAL TO EXTEND (STPP)
- Band A ENERGY RATING
- 1.5 MILES TO WINDSOR STATION
- 4 BATHROOM
- WEST FACING GARDEN
- DRIVEWAY FOR 5/6 CARS
- 0.2 MILES FROM NEAREST SCHOOL
- 1 MINUTE FROM NEAREST BUS STOP



# 11 JACOB CLOSE, WINDSOR SL45PT

**\*\*DOUBLE STOREY SIDE AND REAR EXTENSION CREATING A 5 BEDROOM, 4 BATHROOM HOUSE INCLUDING A GROUND FLOOR ANNEX\*\***



5



4



4



A

Council Tax Band: E



**\*\*LARGELY EXTENDED 5 BEDROOM 4 BATHROOM HOUSE WITH ITS OWN GROUND FLOOR ANNEX ROOM \*\***

A significantly extended 5 bedroom, 4 bathroom house situated towards the end of a quiet residential cul-de-sac, only 0.2 miles from the nearest school and 1.5 miles from Windsor Station.

This house has been lived in and loved by the same family for over 23 years and the previous owner purchased the house new in the 1950's. There have been significant improvements over time, with a double storey side extension having been carried out, as well as a rear extension.

The front driveway has also been paved. It must be noted this property is registered as a Band A for its energy rating, which is the highest level, which makes the heating of the house extremely cheap. The bill for May 2025 for £7 for the whole month!

The house now features 5 Double bedrooms, including a very large, hugely impressive principle bedroom on the first floor that benefits from its own ensuite shower room.

Three of the other bedrooms are also located on the 1st floor, along with a family bathroom, whilst on the ground floor, there is the 5th bedroom that has its own shower room as well as an adjoining annexe room, which could also be used as an additional reception room. There is also a separate side access door to this.

The house offers a lot of lateral entertaining space on the ground floor, with a triple reception room that extends the full length of the property, allowing double aspect views and the rear, recently extended section, benefits from two skylights to make it light and airy. The reception space could be left open plan or part of this space could be separated off, if desired, by sliding doors or a partition wall, to create a front "snug", home office or play room.

Despite being extended at the rear, the private garden, which is West Facing, is still rather generous and features a patio area, great for al-fresco dining and summer entertaining, as well as a laid to lawn section. There are a couple of garden sheds at the rear of the garden which would be great for storage.

There is still opportunity to extend (STPP), should you wish to.

**POTENTIAL TO EXTEND (STPP):**

**LOFT CONVERSION** to create additional 1 or 2 bedrooms with possible ensuite. Loft is already boarded and has a ladder and light.

**CREATE A GARDEN ROOM:** There are already a couple of sheds to the rear of the garden which could be converted into a garden room by adding lights and electricity or alternatively you could have one built. This could then be used as an office/gym/playroom for example.

**FURTHER REAR EXTENSION:** One could extend further at the rear or open it up more with sliding glass or bifold doors or with patio doors from the annex bedroom into the garden.

Alternatively the ground floor could be reconfigured, in terms

of layout, and the wall could be taken out next to the kitchen and the space opened out further to create a generous kitchen/dining room at the rear overlooking the garden. This would not require planning permission as it would be an internal change.

**ACCOMMODATION**

- 5 BEDROOMS
- 4 BATHROOMS (ENSUITE TO MASTER)
- KITCHEN
- TRIPLE LENGTH RECEPTION ROOM
- ANNEX ROOM
- GARDEN SHEDS
- WEST FACING REAR GARDEN
- DRIVEWAY FOR 5/6 CARS

**IMPORTANT INFORMATION**

EPC: Band A

COUNCIL TAX: Band E (£2211.15 for years 2025/26)

West Facing Rear Garden

Loft room is boarded with step ladder and a light

Double Glazing

Solar panels on roof from Octopus installed 2022

Electric hob and oven in main kitchen and annex kitchen

Heating from Heat pumps called Daikin from Octopus installed

2024. There is no gas in this property

Rear Extension done in 2010

Side extension done 2020

Water heated by water tank in Bedroom 2

Garden sheds will be staying

House been in the same family for the last 22 years

**STATIONS (\* straight line distances)**

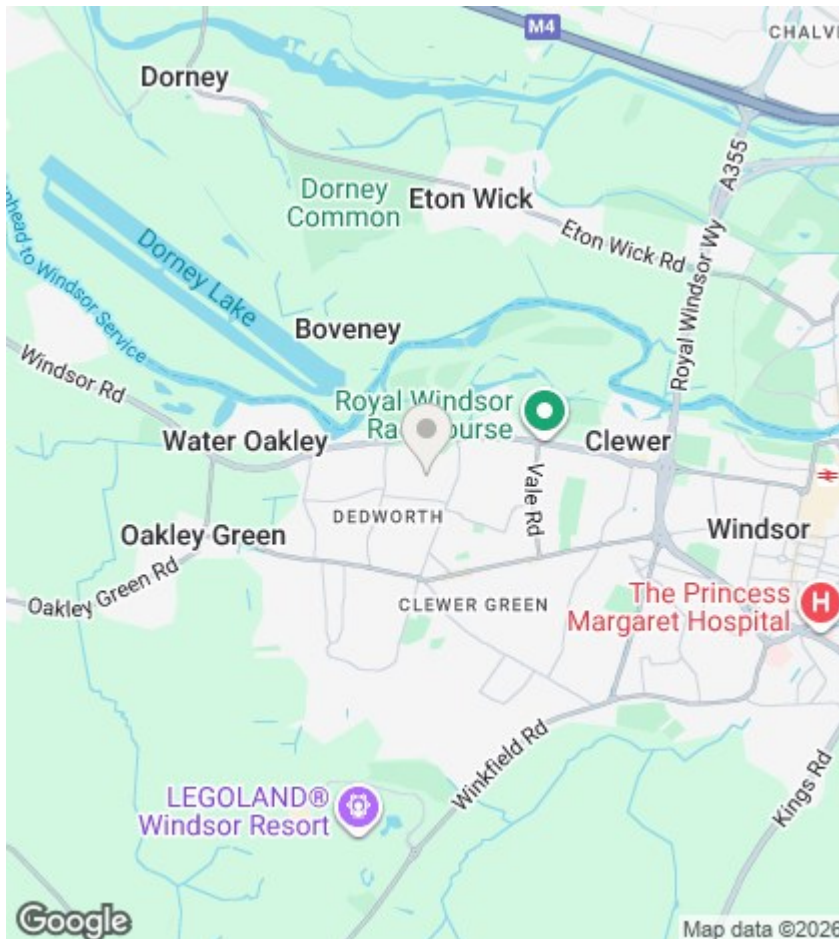
\* 1.5 miles to Windsor & Eton Central Station

\* 1.6 miles to Windsor & Eton Riverside Station

**SCHOOLS**

- 0.2 miles to Dedworth Middle School
- 0.3 miles to Dedworth Green first school
- 0.3 Homer first school and nursey
- 0.6 miles to Hilltop first school
- 0.6 miles to St Edward's Royal free middle school
- 0.7 miles to St Edwards Catholic first school
- 0.8 miles to Clewer Green C of E first school
- 0.8 miles to Alexander first school
- 1 mile to Windsor girls school
- 1 mile to Oakfield first school
- 1 mile to Windsor boys school
- 1.6 miles to Trevelyan middle school
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Legal Note \*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract\*\*



## Directions

## Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

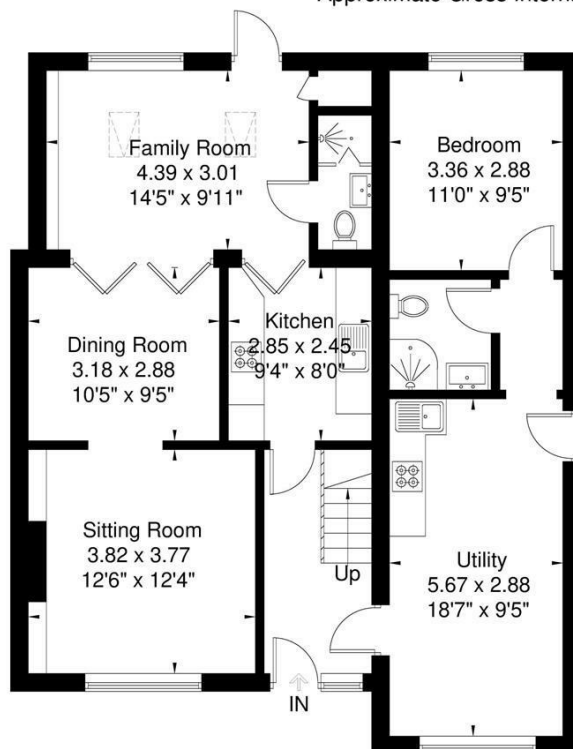
## EPC Rating:

A

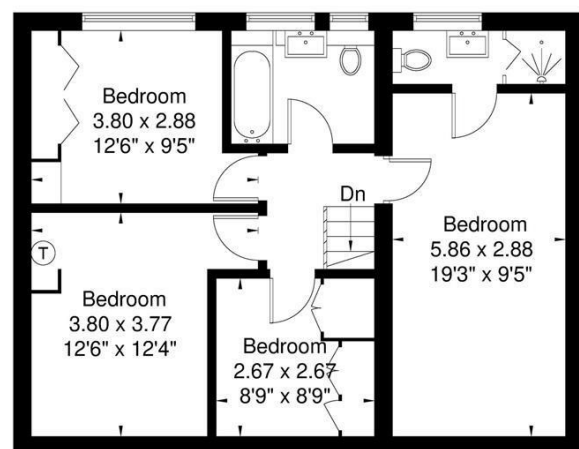
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	100	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**Jacob Close**

Approximate Gross Internal Area = 153.2 sq m / 1649 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.