



Primrose Cottage Roses Lane, Windsor, SL4 4JU

Price Guide £619,950

- SO MUCH POTENTIAL TO EXTEND (STPP)
- EAST FACING PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- QUIET PRIVATE CUL-DE-SAC LOCATION
- 0.1 MILES FROM THE NEAREST SCHOOL
- DEVELOPMENT POTENTIAL TO SIDE
- 4 BEDROOMS
- DRIVEWAY PARKING FOR 4 CARS
- WALKING DISTANCE TO LOCAL SHOPS
- 1.5 MILES FROM WINDSOR & ETON CENTRAL STATION

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****HUGE PLOT WITH MASSIVE DEVELOPMENT POTENTIAL TO THE SIDE****



Council Tax Band: D



****HUGE PLOT WITH MASSIVE DEVELOPMENT POTENTIAL TO THE SIDE****

A very rare opportunity to purchase one of the few properties located down the quiet private cul-de-sac of Roses Lane, in Windsor.

This house is most unusual, as it is situated on a massive plot, with a huge area of land to the side, which could be developed or extended upon (STPP) to create an additional bedroom or two on 1st floor level and possibly another couple of reception rooms on the ground floor.

There is driveway parking at the front for at least 4 cars and there is a very generously sized rear East Facing garden, that is not overlooked in any way, and benefits from both a laid to lawn area and a recently installed patio area at the side.
There are also two sheds which both have powered electricity.

The accommodation is very flexible and is currently laid out to include 4 bedrooms (one on ground floor level), with an ensuite W.C. to the master bedroom, and a family bathroom and ground floor W.C. which were both replaced 3 years ago.

The reception room and kitchen are both very well presented and feel naturally bright as they overlook the rear garden. As they are laid out adjacently to each other, they could easily be knocked together to create one big space, should you want to.

The property has been owned by the same family for over 22 years and this is the first time it has come to market since.

There is so much potential to extend (STPP) and the benefit of no onward chain.

OPPORTUNITIES TO EXTEND (STPP)

DOUBLE STOREY SIDE EXTENSION: to create another 1 or 2 bedrooms and possibly another bathroom, as well as another couple of reception rooms on ground floor level
FULL WIDTH REAR EXTENSION: to create a massive kitchen/dining room and put in sky lights and bi-folding doors all along to really open up the space onto the garden
GARDEN ROOM: which would make an ideal office, playroom or gym
LOFT CONVERSION: to create a large bedroom ensuite with rear dormers front skylight windows

ACCOMMODATION SUMMARY

ENTRANCE HALL
4 BEDROOMS
RECEPTION ROOM
KITCHEN
FAMILY BATHROOM
ENSUITE W.C. TO MASTER BEDROOM
GROUND FLOOR W.C.
EAST FACING REAR GARDEN WITH 2 SHEDS AND SIDE ACCESS
DRIVEWAY PARKING FOR 4 CARS
LOFT SPACE

STATIONS

1.5 miles to Windsor & Eton Central Train Station (connects to Crossrail Elizabeth Line via Slough)
1.7 miles to Windsor & Eton Riverside Station

BY CAR

Right by Junction 6 of the M4

SCHOOLS (* straight line distances)

0.1 miles to Dedworth Green First School
0.1 miles to Dedworth Middle School
0.3 miles to Hilltop First School
0.4 miles to Homer First School and nursery

0.6 miles to Clewer Green C of E First School
0.6 miles to Alexander First School
0.7 miles to St Edward’s Royal Free Middle School
0.7 miles to St Edward’s Catholic First School
0.8 miles to Windsor Girls School
0.9 miles to Oakfield First School
1.1 miles to The Windsor Boys School
1.1 mile to Trinity St Stephen C of E First School
1.4 miles to Trevelyan Middle School
1.4 miles to Upton House School
1.5 miles to The King’s House School
1.6 miles to The Queen Anne Royal Free C of E First School
1.7 miles to Eton Porny C of E First School
2.1 miles to Eton Dorney Independent Therapeutic School
2.3 miles to Western House Academy

AMENITIES

The property is located down a quiet private residential cul-de-sac, off Dedworth Road, where only a few houses are situated. At the top of the road there is a bus stop which can take you straight into Windsor Town Centre and one can walk to the Tesco Superstore in 2 minutes. There are a number of nearby local shops situated a 5 minute walk away too, including Blossoms Chinese Takeaway, a convenience store, a beauty shop, a Costa Coffee and a Coop. There is an abundant choice of nearby schooling, in both the state and private sector, within walking distance too, with the closest school being only 0.1 miles away.

There are many local parks nearby including Sutherland Grange, Clewer Park, Osgood Park, Imperial Park and Windsor Great Park is less than a 5 minute drive away.

The house is situated closest to Junction 6 of the M4 Motorway and there are two train lines in Windsor, which are both under two miles away, with Windsor & Eton Riverside providing direct access to Waterloo and Windsor Central Station creating Crossrail access to the Elizabeth line, via its Slough connection.

The M25 can be accessed at Egham, which is about a 10 minute drive away, and Heathrow Airport is only around 20 minutes away with local bus services taking you directly to Terminal 5. There is also a Go2Gate bus that serves the Dedworth area, which will take you directly to Heathrow Airport for a nominal fee (around £6 a person).

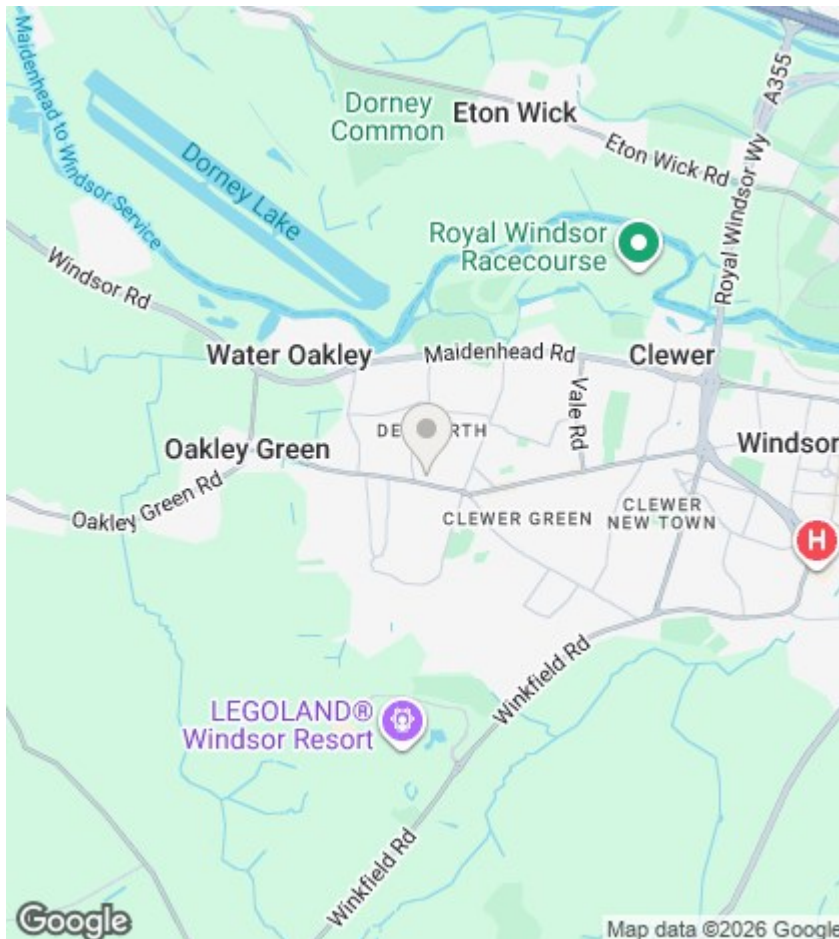
The property would make a wonderful family home due to its quiet location, and the fact it has generous garden, which is not overlooked. There is so much potential to extend (STPP) due to the massive plot the house is situated on, so one could extend over time but move into the property immediately as there are no major works required imminently.

IMPORTANT INFORMATION

Freehold
EPC band C
Council Tax Band D (£1979.25 for 2026/2027)
Royal Borough of Windsor & Maidenhead
Gas Central Heating
Vaillant boiler 3 years old (last serviced in June 2026)
Separate water tank located on 1st floor
Gas cooking hob
No chain
Bathroom and ground floor W.C. replaced in 2023
Double Glazing
Garden Patio installed 2023
Oven is 1 year old
Both garden sheds have power
East facing rear garden

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

Roses Lane is a small private road, located just off Dedworth Road, close to a mini roundabout by the Tesco Superstore.

Viewings

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

EPC Rating:

C

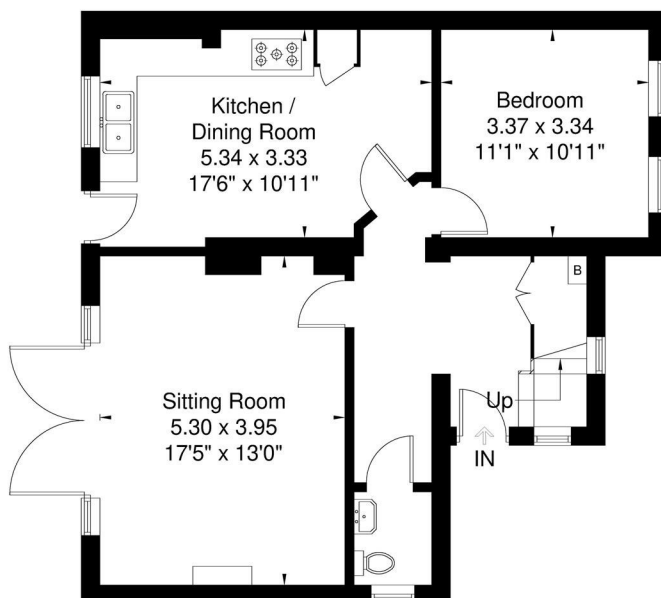
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Primrose Cottage

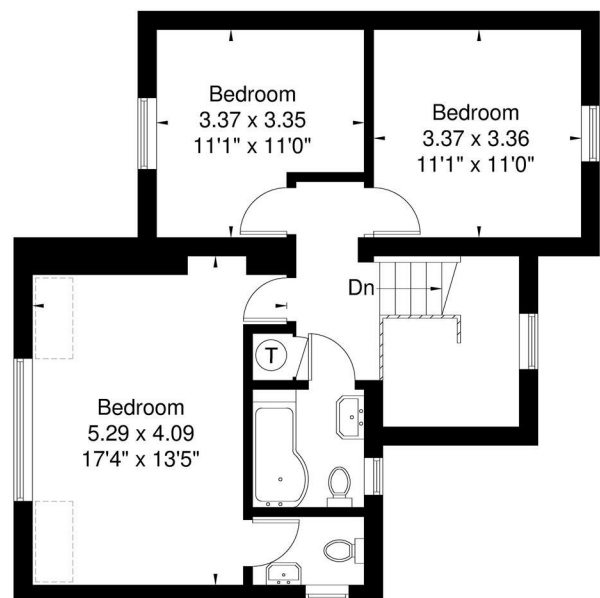
Approximate Gross Internal Area = 129.5 sq m / 1393 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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