



No.5 PARK STREET  
WINDSOR, BERKSHIRE, SL4 1LU



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*Magnificent Grade II\* listed townhouse in a  
supreme position adjacent to Windsor Castle*

Bray - 5.5 miles, Maidenhead - 8.5 miles, Ascot - 6.5 miles, M4 (J6) - 2.5 miles,  
M25 (J14) - 5.5 miles, Heathrow - 9.5 miles, Central London - 22.5 miles  
(all mileages are approximate)



Reception hall, spacious drawing/family room, dining room,  
study, kitchen/breakfast, pantry, Utility room

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Master bedroom with luxury bathroom,  
3 further en suite bedrooms

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Courtyard, private parking



## DESCRIPTION

Boasting a superb location in one of Windsor's most desirable roads, positioned just moments from the historic gates of Windsor Castle and only a stone's throw from the sweeping expanse of the Long Walk, this exceptional Grade II\* listed townhouse occupies one of the most coveted addresses in Windsor. This is a home that not only boasts heritage and prestige, but also offers a rare combination of timeless elegance and contemporary refinement. Lovingly restored and thoughtfully updated, it has been meticulously designed to celebrate its period origins while incorporating every modern convenience.

Behind its stately façade lies an interior rich in character and architectural detail. Soaring ceilings, concealed shutters, and original wood panelling are complemented by ornate fireplaces, decorative architraves, and large sash windows that flood the space with natural light. Every room reveals a commitment to craftsmanship and quality, with the home's graceful proportions and historic elements creating a sense of grandeur that is both welcoming and refined.









## LOWER GROUND FLOOR

The lower ground floor of the property is home to a beautifully designed bespoke kitchen that perfectly balances timeless elegance with practical functionality. Crafted to an exceptional standard, this kitchen is a true heart of the home – ideal for both everyday living and entertaining. The space has been thoughtfully planned to maximise both storage and usability, while maintaining a sense of refined, understated luxury. Custom-made cabinetry lines the room, offering a comprehensive and meticulously considered array of storage options. These include a walk-in larder cupboard, an integrated appliances cupboard, a dedicated wine cabinet, and a display-ready crockery cupboard – all designed to offer a seamless blend of form and function. The cabinetry is finished in a classic palette that complements the heritage style of the home, while concealed lighting and elegant hardware add further sophistication.

At the centre of the room sits a large, statement island – a focal point for both culinary preparation and social interaction. Topped with a polished work surface and housing a built-in gas hob, the island also features integrated cabinetry, a wine fridge, and ample space for breakfast dining or informal gatherings. Whether enjoying a quiet morning coffee or entertaining guests, this space is both welcoming and impressively equipped. Beyond the kitchen, the lower ground floor also includes a stylish en suite bedroom – ideal for guests, staff, or multi-generational living – offering comfort and privacy away from the main sleeping quarters. A separate cloakroom adds convenience for both residents and visitors. Flooded with natural light and finished with premium materials throughout, this entire level has been designed to offer exceptional versatility, comfort, and flair – an ideal blend of contemporary living within a historically significant setting.



## GROUND FLOOR

The ground floor of the residence continues to impress with its beautifully curated living spaces that effortlessly blend classic character with practical functionality. At its heart is the magnificent formal dining room – a truly atmospheric space designed for elegant entertaining and memorable gatherings. Richly appointed with original part wood panelling and a commanding sense of proportion, the room exudes period charm and historical depth.

A particularly striking feature is the large leaded window, which offers enchanting views across Park Street and invites an abundance of natural light into the space. This window not only frames the vibrant street scene below but also serves as a timeless architectural statement, echoing the home's Grade II\* listed heritage. The glow of sunlight across the wooden floors adds warmth and character, while the ornate fireplace – a centrepiece in its own right – evokes a sense of grandeur and refinement.

Adjacent to the dining room is a well-proportioned study – a quiet and refined space ideal for remote work, reading, or quiet reflection. With its serene atmosphere and classic detailing, it provides a practical yet elegant retreat. Also on this level is a fully fitted utility room, designed with both discretion and functionality in mind. Offering ample space for laundry and storage, it ensures that the home remains as efficient as it is beautiful. A conveniently positioned guest cloakroom completes the floor, thoughtfully located for ease of access when entertaining. This entire level has been carefully composed to offer both grand formal spaces and practical amenities, perfectly suited to modern living within a timeless architectural setting.



## FIRST FLOOR

Occupying the first floor is the elegant drawing room – a space that effortlessly captures the essence of classic sophistication and period charm. Bathed in natural light from tall sash windows, this room showcases the home's heritage through its graceful proportions, high ceilings, and meticulously preserved architectural detailing. A beautifully crafted statement fireplace takes centre stage, creating a natural focal point and adding warmth and atmosphere to the room. Decorative mouldings and cornicing enhance the refined aesthetic, while the soft palette and polished finishes make the space both welcoming and serene.





To the rear of the property, a private, well-maintained courtyard provides a peaceful outdoor retreat, ideal for al fresco dining, morning coffee, or quiet relaxation. The space offers a rare sense of seclusion in such a central location, with enough room for container gardening or stylish outdoor furnishings.

Adding to the exceptional convenience of the home is private off-street parking for two vehicles, accessed via a discreet rear entrance. In a location as central and sought-after as Park Street, this feature is a significant asset — offering both practicality and peace of mind.

The property's unique position also places it just moments from the beautifully manicured grounds of Windsor Castle, the Long Walk, and the River Thames. This rare proximity to both green open space and regal landmarks ensures that the lifestyle offered here is as exceptional as the home itself.



## SITUATION

Windsor is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London; Park Street itself enjoys an enviable position adjacent to Windsor Castle and the Long Walk and is admirably situated to take full advantage of all that Windsor has to offer. The various local attractions include Windsor Castle (currently the official residence of Her Majesty The Queen), Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake.

Windsor offers a fine choice of shops, bars and restaurants and the epicurean village of Bray, just 5.5 miles away, offers Michelin starred restaurants including the renowned Fat Duck, Waterside Inn and Hinds Head, plus Caldesi in Campagna and The Crown. The additional shopping facilities, bars and restaurants of the quaint and historic town of Eton may be accessed from Windsor via a footbridge.

For the commuter, road travel is excellent with the M4 (J6) providing access to Heathrow Airport, Central London and the West Country and also

linking with the M25, in turn linking with the M3. Rail communications are equally as convenient with Windsor's two stations, Windsor Central and Windsor and Eton riverside, offering services to London Waterloo and London Paddington (via Slough) respectively. Crossrail, the new high-speed rail service is due to begin running in 2019 and will link Maidenhead directly with Heathrow and the City.

Sporting and leisure facilities in the region include golf at Wentworth, Sunningdale, The Berkshire & Swinley Forest golf clubs, horse racing at Windsor and Ascot, polo at the Royal Country of Berkshire Polo Club and Guards Polo Club, flying at White Waltham Airfield, walking and riding in Windsor Great Park and the surrounding countryside, rowing at Maidenhead Rowing Club, Dorney Lake and Henley, and boating on some stretches of the River Thames.

Educational opportunities are excellent and include St. George's Windsor Castle, Brigidine and Upton House in Windsor, St. George's, St Mary's, Heathfield and Papplewick in Ascot, Lambrook in

Winkfield Row, Eton College, Wellington College in Crowthorne and Royal Holloway in Egham. TASIS and ACS, both international schools, are also located in Egham.

### Additional Information

Listing: Grade II\* listed

Tenure: Freehold

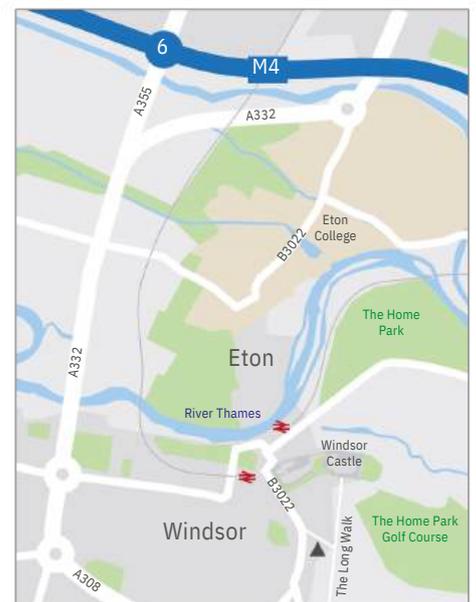
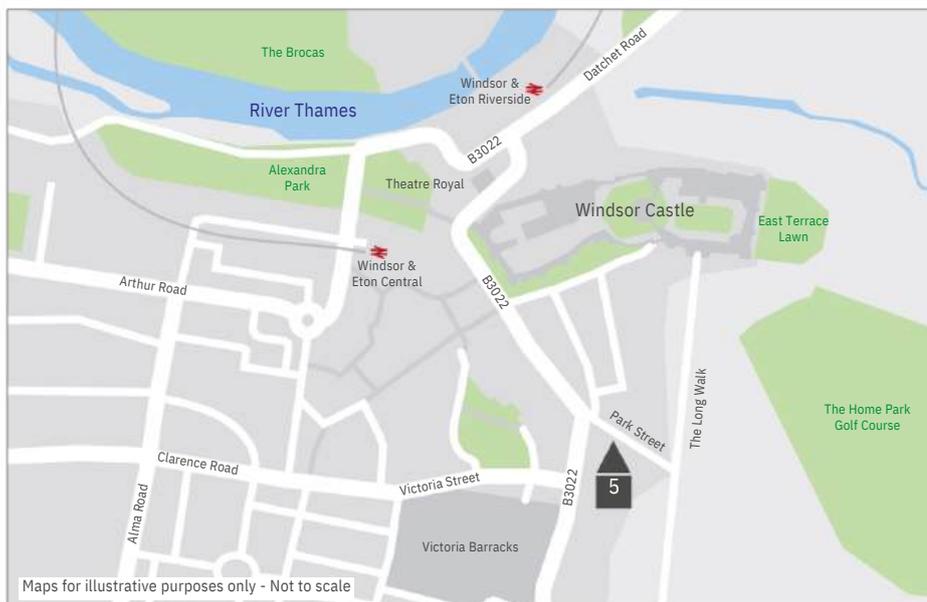
Local Authority: The Royal Borough of Windsor & Maidenhead 01628 683800

Viewing: By appointment with

Warren Property Matters

Reference: PW4702

Date of information: Particulars and photographs dated - May 2025

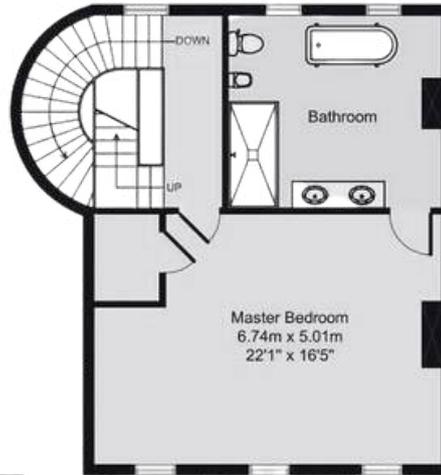


Maps for illustrative purposes only - Not to scale

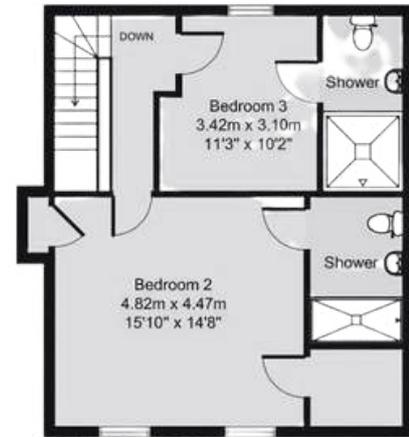


Lower Ground Floor Area 657 Sq.ft / 61 sq.m  
Ground Floor Area 743 Sq.ft / 69 sq.m  
First Floor Area 667 Sq.ft / 62 sq.m  
Second Floor Area 667 Sq.ft / 62 sq.m  
Third Floor Area 581 Sq.ft / 54 sq.m

Total Approx. Floor Area 3337 Sq.ft / 310 sq.m



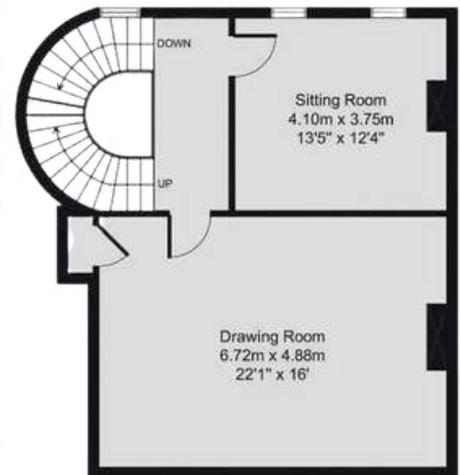
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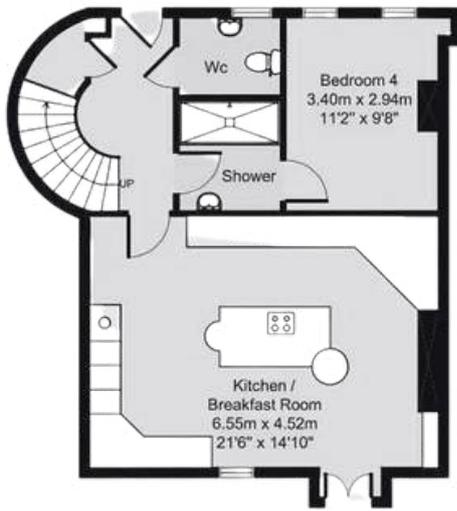
THIRD FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

For illustrative purposes only - Not to scale  
The position & size of doors, windows, appliances and other features are approximate only

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: i) The description and photographs are for guidance only and are not a complete representation of the property. ii) Plans are not to scale, are for guidance only and do not form part of the contract. iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order. iv) No survey of any part of the property has been carried out by the Vendor/Lessor or Agent. v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given. vi) Only those items referred to in the text of these particulars are included. vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

