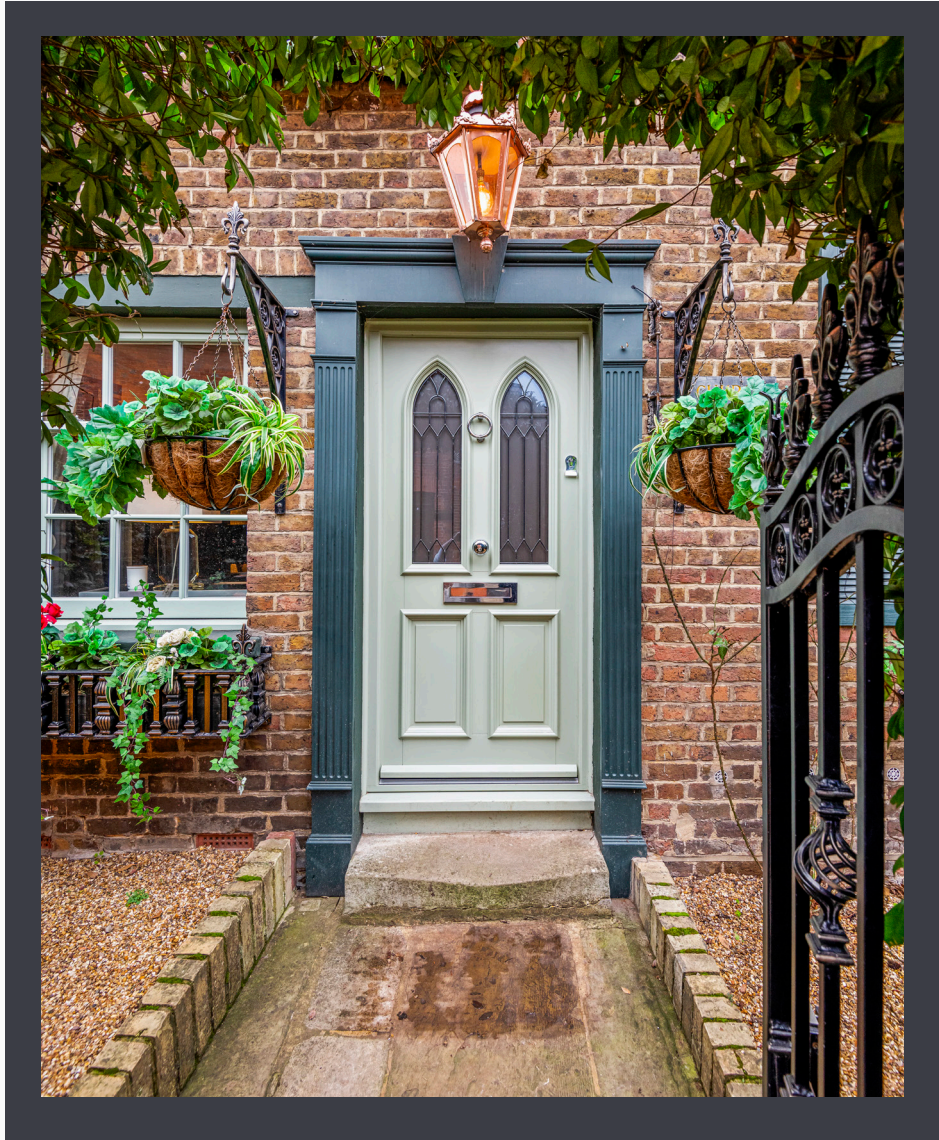
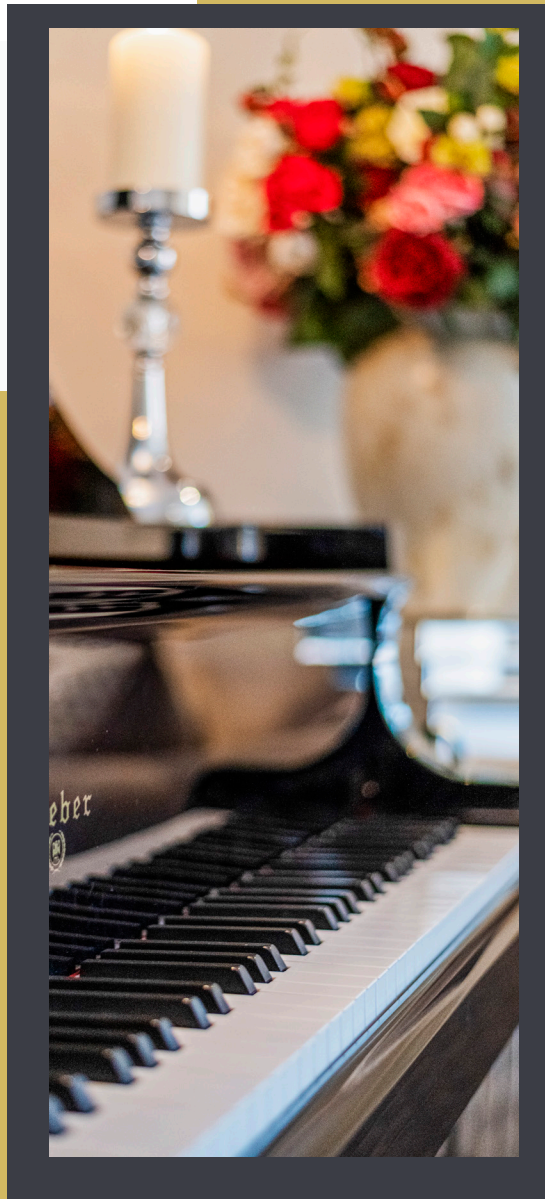


FOR SALE

Picture 51



CHURCH LODGE, ST ALABANS STREET,
WINDSOR
BERKSHIRE, SL4 1PF



Welcome

THE PROPERTY

- Reception hall • study/bedroom five • lounge • cinema room/guest bedroom four • kitchen • dining room • three bedrooms • two ensuite bathrooms • balcony terrace • permit parking for two cars

Lay of the Land

THE LAND

Church Lodge is a unique property being the only freehold in the Royal Mews, opposite Windsor Castle and a rare opportunity to live in this exclusive area. The house is situated in an “access only” road that leads to the main entrance of Windsor Castle, and the Henry VIII gate.

Due to its unrivalled proximity to the castle, this house has been coveted and rented by television companies. With previous owners having ties to the Royal Family, a number of celebrity visitors have also passed over its threshold.



Formally Priest Street, Church lodge is reputed to be situated where William Shakespeare wrote his sonnets for his play the Merry Wives of Windsor.



SPECIFICATIONS

The property has been completely refurbished over the last few years to the highest standard. This has included new double glazed sash windows and doors, new roof, rewiring, new plumbing and boiler, underfloor heating, new bathrooms and a bespoke German kitchen fitted in 2024. The property has been freshly redecorated throughout, and both fireplaces refurbished with new chimney liners. There is an addition of a new log burner fitted in the dining

room also during 2024, all are still under warranty.

The central heating system is powered by a new boiler fitted in 2023 with a 10-year warranty, that can also be remotely controlled and adjusted by a “Hive” app on the owner’s mobile telephone. This house has period details beautifully combined with contemporary fittings, creating a stunning and elegant turnkey home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Inside

GROUND FLOOR

On the ground floor the newly fitted kitchen offers a range of bespoke units, integrated appliances, remote controlled lighting and a Quooker tap system that produces filtered chilled, still and sparking water, as well as boiling kettle water. This links to the dining room with underfloor heating, an array of dimmable and remote-controlled lighting, a new log burner and beautiful fireplace, again built in 2024 using matching reclaimed brick and oak beam with a slate hearth. This room has double patio doors that lead on to the courtyard. There are two flood

lights fitted to the outside rear walls of the property that light up the whole façade of the beautiful church of St John the Baptist, which serves as an impressive backdrop when sat at the dining table, or dining alfresco in the courtyard, with an app that can change to any spectrum of colour and illumination of this stunning building. The staircase has been clad in beautiful French oak and hosts an illuminated understairs wine cellar.



LOUNGE

The lounge is double aspect with a period iron fireplace, that has a new relined flue, dark oak flooring and designer wallpapers with silver threads that compliment this stunning room, a wonderful place for relaxing with views into the castle and the royal mews opposite. There is a study/bedroom five on this floor, and a staircase that leads from the hallway down to the lower ground basement TV/Cinema room. This room is clad with beautiful oak panels, skirtings and woodwork. It features a stunning polished fully functioning fireplace, again with a new liner fitted in 2024, Italian wallpapers and dimmable lighting for the full movie room experience.



FIRST FLOOR

On the first floor, the impressive master bedroom has underfloor heating, remote controlled curtains, coving lighting system and bespoke fitted wardrobes that cleverly conceal the superb double access to the luxurious ensuite shower room. However, the exceptional feature of this room is the view and balcony deck, that overlooks the church gardens and provides a full view of the iconic round tower of Windsor castle, that looks spectacular when illuminated in the evening. Two further beautiful bedrooms are also on this floor and a luxurious family bathroom, which doubles as an ensuite with access from bedroom three, fitted with a Porcelanosa bath and fittings, underfloor heating, bespoke fitted cabinets and a heated

towel rail. The main BT WIFI comes in to this room and is boosted all over the property giving superfast connections in any room.



EXTERNALLY

Coming out of the front gate of the property, look left, and Windsor Castle is at the end of the street, with an array of old English pubs, restaurants and wine bars on the adjacent cobbled streets leading from Church Lane. If you turn right out of the property, you can see Park Street that has the stunning Long Walk and infamous Cambridge Gate of Windsor Castle at the end of it.

Alternatively come out of your rear garden gate and walk across the church gardens and you will find yourself in Windsor High Street and the wonderful Windsor Royal shopping area full of renowned and independent eateries, shops, and bars. Here you will find the central train station that in 6 minutes puts you on the main Jubilee line platform, and into the centre of London, affectionately known locally as the Claridge's express. Alternatively, the direct express line will have you in the capital in 14 minutes, all only a 5-minute walk from this incredibly situated one off property.



Locality

There is an extensive range of select schooling opportunities, leisure and recreational facilities in Windsor, the majority of which are all within a short walking distance. Road travel provides easy access to the M3 and M4 Motorways, leading to Heathrow Airport that is approximately 8 miles, and only a 15-minute drive away. Traveling light? Come out of the rear gate of this property and you can see the Heathrow Express bus stop in the High Street at the bottom of the churchyard garden, that will efficiently take you straight into the airport terminal.

PARKING

The property comes with two permanent car parking permits and also allows for visitors or guest permits to be purchased by the owners of Church Lodge, for exclusive use of the ample reserved resident only parking bays all along Park Street.



This incredible house is as close to the castle and centre of Windsor as you can possibly get, yet situated on its own, with no immediate neighbours, in a non through road of the prestigious Royal Mews.



Church Lodge St. Albans Street, Windsor, SL4 1PF

Approximate Gross Internal Floor Area = 166.6 sq m / 1794 sq ft



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