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Eton Natter

A JOURNAL OF PROPERTY, SOCIETY, AND GENERAL INTELLIGENCE.

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PURE,
THEREFORE
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No. 1.—Vol. I. TUESDAY, DECEMBER 1, 2026. With Supplement, Gratis.

THE ROYAL BOROUGH AT CHRISTMAS.

Lamps Lit in Eton & Windsor.

The festive lights are lit along Eton High Street and across the bridge into Windsor, and the Castle is dressed for the season until the fourth of January. Our full diary of diversions will be found overleaf.



ETON COLLEGE CHAPEL.

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THE BANK RAISES ITS RATE.



The Bank of England, at its sitting in November, lifted the base rate by one quarter of a point to 4 per cent, the first such increase in above three years. The Lloyds index records that the average house fell 1.2 per cent over the year to October, the steepest annual decline since the autumn of 2023.

It is the opinion of this paper that well-presented homes in Windsor, Eton and Ascot, honestly priced, continue to find their buyers. The buyer of today is careful rather than absent: he views more, negotiates harder, and pays handsomely for the right house.

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NEWLY UPON THE MARKET.

Residences Lately Instructed.



THE RIVER HOUSE, ETON THAMESIDE.



SUNBURY ROAD, ETON.

THE RIVER HOUSE, Eton Thameside, Eton. Three bedrooms, some 2,161 sq. ft., a private terrace beside the Thames with views towards the Castle. *£4,500,000.*

A CHARACTER COTTAGE, Sunbury Road, Eton. Two bedrooms, private garden, no onward chain; awaits a sympathetic hand. *£425,000.*

A TOP-FLOOR APARTMENT, Trinity Court, Windsor. One bedroom, lift and allocated parking, a short walk to the town. *£325,000.*

TO LET.—A RIVERSIDE APARTMENT, Eton Thameside, Eton. Two bedrooms, each en suite; gated parking for two. *£3,500 p.c.m.*

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Notes of the Month.

The average two-year fixed mortgage stands near 5.5 per cent.

Asking prices are on course to close the year below those of 2025.

Some 2.3 million fixed-rate deals fall due in 2027; borrowers are advised to seek counsel early.

Over the past year Eton homes sold for an average of £453,250 and Windsor homes for £555,561; some 3 and 8 per cent below the year before (H.M. Land Registry, via Rightmove).

RACING AT ASCOT HEATH.

The Christmas Meeting.

The Racecourse closes its year with Jumps racing on Friday the 18th and a Family Raceday on Saturday the 19th of December, when Father Christmas is expected to attend.



WARREN PROPERTY MATTERS.

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BOOT BLACKING.
"Shines like the Castle silver."
OF ALL GROCERS & IRONMONGERS.

THAMESIDE SOAP.

AS USED IN THE BEST HOUSES OF THE ROYAL BOROUGH.



UNRIVALLED
FOR THE COMPLEXION.

Sold everywhere, 4d. the tablet.

A DIARY OF FESTIVE DIVERSIONS.

Amusements Across the Royal Borough.



To 4 Jan. — Christmas at Windsor Castle; the State Apartments dressed for the season. Closed Tues. & Wed. (save 22 & 29 Dec.) and on Christmas & Boxing Day.

To 3 Jan. — Windsor Great Park Illuminated; an evening trail of lights through the royal parkland.

Thurs. 3 Dec. — Late Night Shopping, Windsor Royal; shops open until seven o'clock.

Sat. 5 Dec. — A Yuletide Celebration, Weir Bank Estate, Bray; Father Christmas, music & a market.

Sun. 6 Dec. — The Christmas Orchestra, Windsor; a festive concert for all the family.

12–13 Dec. — Festive Weekend at the Castle; a Victorian Christmas, half-past ten until three.

Fri. 18 Dec. — Christmas Friday Raceday, Ascot; the final meeting of the year.

Sat. 19 Dec. — Christmas Family Raceday, Ascot; Jumps racing and Father Christmas. Victorian crafting at the Castle.

Dates as published by the organisers; pray confirm before setting out.

COLONEL THISTLEWOOD'S
EVENING PILLS.
FOR THE RESTORATION OF CALM AFTER A DAY OF HOUSE-HUNTING.



In boxes, 1s. 1½d. of all chemists.

THE NEW ORDER OF TENANCIES.

A Word to the Landlords of Windsor & Eton.

Since the first of May, 2026, the so-called "no-fault" Section 21 notice has passed into history. Landlords wishing to regain possession must now rely upon the proper grounds, properly evidenced.

The prudent landlord keeps his paperwork in good order, his certificates current and his tenant contented. Those uncertain of their footing are warmly invited to call upon us; a review of your arrangements costs nothing.

Flats to let in Windsor were advertised at an average of £1,471 a month this summer; yet a riverside apartment at Eton Thameside commands £3,500, proof that the Thames still carries a handsome premium.

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PRICES CURRENT.

Description	Windsor	Eton	Ascot
Detached Residence	—	£584,833	£1,326,194
Semi-Detached	£654,331	—	£602,387
Terraced Cottage	£534,074	£500,000	—
Apartment or Flat	£300,976	£290,500	£365,991

Average sold prices over the past year, from H.M. Land Registry via Rightmove. — no figure published.

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RECENTLY SOLD & LET.

Windsor Bridge Court, Eton	**SOLD**	Kingstable Street, Eton	**LET**
Market Street, Windsor	**SOLD**	Chaucer Close, Windsor	**LET**
The Waterfront, Windsor	**SOLD**	Windsor Farm Yard, Windsor	**LET**

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Answers to Correspondents.

ANXIOUS (Datchet).—An offer accepted is not a sale concluded; in England nothing binds either party until contracts are exchanged. Ask us how best to proceed in the meantime.

A LANDLORD (Old Windsor).—Your gas safety certificate must be renewed every twelve months, and a copy given to the tenant.

PATER FAMILIAS (Eton Wick).—A valuation by the Firm costs you nothing and obliges you to nothing. We should be glad to call.

— ❦ —

Then & Now.

A semi-detached house in Eton Square, as recorded by H.M. Land Registry:

Sold, October 1996	**£103,000**
Sold again, March 2022	**£595,000**

NEAR SIX TIMES THE SUM IN A QUARTER OF A CENTURY.

A Curiosity of Eton.—The timbered building near the foot of the High Street, hard by the bridge, is said to date from 1420: older than the College itself, which King Henry VI founded in 1440.

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NO PORTAL.
NO WHISPER.
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