



1 Venner Cottages  
Bracknell Road, Brock Will, Warfield, Berkshire

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# 1 Venner Cottages Bracknell Road, Brock Hill, Warfield, Berkshire RG42 6LL

A charming, period semi-detached cottage with delightful garden and within easy reach of amenities

iM3 (Jct 3) 6.5 miles, M4 (Jct 8) 6.4 miles, Ascot station 3.9 miles (London Waterloo 57 minutes), Maidenhead station 6.9 miles (London Paddington - Elizabeth Line 25 minutes), Heathrow Airport (T5) 14.5 miles, Central London 30 miles

Reception hall | Sitting room | Dining room  
Office | Kitchen/breakfast room | Utility room  
Principal bedroom with en suite wet room  
2 Further bedrooms | Family bathroom  
Off-road parking | Gardens | EPC rating D

## The property

A charming semi-detached cottage with abundant visible appeal and an interior that showcases stylish design and presentation. The reception hall features classic tiled flooring and leads into the creatively designed kitchen, which is fitted with contemporary cabinetry, stone work surfaces, navy metro and glossy herringbone splashback tiling and a double Belfast sink. The reception areas beyond comprise a formal dining room and an elegant sitting room which is centred around a decorative fireplace and has a door connecting to the garden. A tucked-away office provides the ideal refuge for home workers, and along with a well-appointed utility room this completes the ground floor accommodation.

On the first-floor, the impeccable presentation continues. The principal en suite bedroom provides a luxurious retreat, with a contemporary en suite wet-room, and with a

window affording elevated views over the rear garden and countryside beyond. There are two further bedrooms on the upper level, along with a fabulous family bathroom.

## Outside

The pretty frontage has a paved pathway leading to the entrance porch with gravelled areas and a row of specimen trees to the side boundary which is underplanted ground cover plants. A timber side gate provides a route to the rear garden which is attractively designed with creative partitioning adding interest, and offers an outdoor sanctuary with conifers providing a pleasing sense of seclusion. There are areas of lawn framed by well-stocked planted beds and a paved terrace adjoins the house offering opportunities for outdoor dining and relaxation. Steps lead down and a pathway meanders across the grass and on to the enclosed garden towards the far margin of the plot where a further paved setting under a timber pergola provides an alternative spot in which to relax.

## Location

The cottage is a semi-rural setting on the eastern fringes of Warfield, to the west of Winkfield and with Maiden's Green just to the north. The location is within easy reach of the excellent shopping and leisure amenities at Ascot, Windsor, Maidenhead and also Bracknell, with its new shopping centre, The Lexicon. There are also a number of pubs and restaurants in nearby Winkfield and Maiden's Green, including the popular Stirrups Hotel - The Brasserie (just 160 metres from the property).

There are regular train services to London Waterloo and Reading from both Martin's Heron and Ascot stations, whilst high-speed Crossrail provides access to London Paddington from Maidenhead. For road-users, junctions joining the M4 and M3 are easily accessible for journeys to Heathrow Airport, Central London, the West Country and the M25.

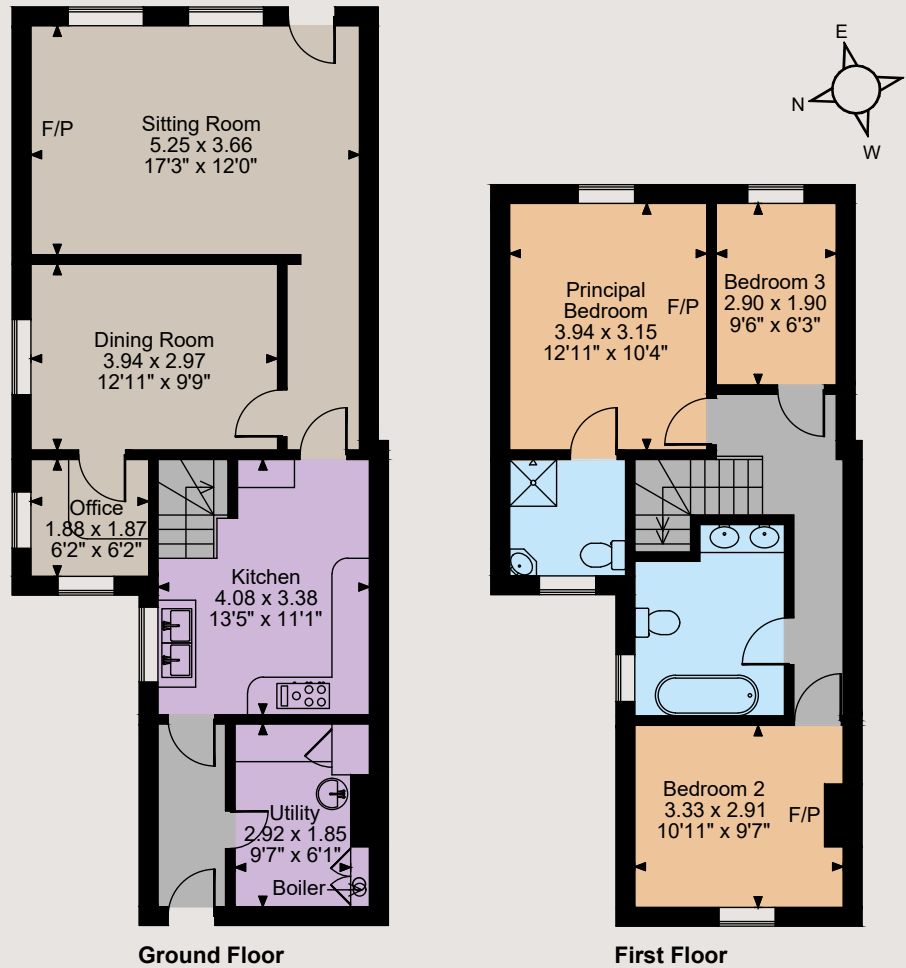








Floorplans  
House internal area 1,203 sq ft (112 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8590069/PCU

## Location (cont.)

Educational opportunities in the vicinity include the highly regarded Lambrook (just over half a mile away), and St Mary's, St. George's, Papplewick and Heathfield schools in Ascot.

## Directions

With Strutt & Parker's Ascot office on your left, continue along the High Street (A329) and at the mini roundabout, take the 1st exit onto Winkfield Road (A330). At the dual mini roundabouts, continue straight over to remain on A330. After about a mile, turn left into Lovel Road, continue to the T-junction and turn left onto Pigeonhouse Lane. After about a mile and half, turn left into Bracknell Road. The property will be found on the left hand side.

## General

**Local Authority:** Bracknell Forest Council - Tel. 01344 352000

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £750,000

## Ascot

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