



Mulberry House
Bracknell Road, Maidens Green, Berkshire

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Mulberry House

Bracknell Road

Maidens Green

Berkshire RG42 7LD

A stunning contemporary home in a private gated residential setting with a backdrop of fields

M3 (J3) 6.7 miles, M4 (J10) 7.7 miles, Ascot station 4.2 miles (London Waterloo 54 minutes), Bracknell 3.6 miles, Windsor 5.8 miles, Heathrow Airport 17 miles, Central London 30 miles

Reception hall | Sitting room | Study | Kitchen/dining/family room | Utility room | Cloakroom
Principal bedroom with en suite shower room and balcony | 2 Further en suite bedrooms
Bedroom 4/dressing room by Poliform, with an en suite shower room | Double garage | Off-road parking | Garden | EPC rating C

The property

Mulberry House offers a state-of-the-art, architectural masterpiece, with over 2,600 sq. ft of light, airy and versatile accommodation, and a pleasing open ambience for a relaxed, modern lifestyle. Warm-toned, oak parquet flooring across much of the ground floor offers practicality and a sense of cohesion over the conjoined reception areas. At the heart of the home, a kitchen/dining and family area provides a sociable hub with a wall of glazed bi-folding doors creating a seamless transition to the garden terrace for an inside/outside living environment. Fitted with sleek cabinetry, stone work surfaces and integrated appliances, the kitchen features an island unit with breakfast bar which forms a subtle divide to this convivial setting which is zoned to offer a casual seating niche and a dining area. The contemporary, double-sided log-burning fireplace also benefits the adjoining office, which provides the ideal

refuge for home-workers. Glazed double doors connect to a sitting room which offers a separate space for quiet relaxation.

The bedroom accommodation is arranged over two levels, with a ground floor bedroom in a tucked-away spot beyond the sitting room providing the perfect guest suite. A bespoke steel and timber stairway rises to a striking gantry-style walkway on the first floor which links the upper level rooms. These comprise two stylishly-appointed en suite bedrooms, including the principal room with French doors to a balcony, and a third bedroom which is currently in use as a designated dressing room by Poliform, with a smart en suite shower room.

Outside

Mulberry House is situated in a private and exclusive gated development of only four houses, adjoining and overlooking fields to the rear. To the front, the garden comprises an area of lawn alongside a flower/shrub bed and a driveway that offers parking, in addition to an open-fronted double garage.

The rear garden provides outdoor settings to four aspects and is mainly laid to lawn with the post-and-rail fencing at the far margin offering a visual connection to the farmland beyond. Paved terracing to the rear and side of the house offer opportunities for al fresco dining and relaxation and there are options to further landscape the garden to create an outdoor sanctuary to suit individual requirements.



Location

Mulberry House is situated in a semi-rural setting just to the west of Winkfield, which is well placed for transport connections and local amenities. A range of retail and leisure facilities are available in Bracknell with its highly-regarded Lexicon shopping centre, as well as in Ascot and historic Windsor. There are well-regarded restaurants and gastropubs in the area, including the nearby The Stirrups Hotel and the Winning Post.

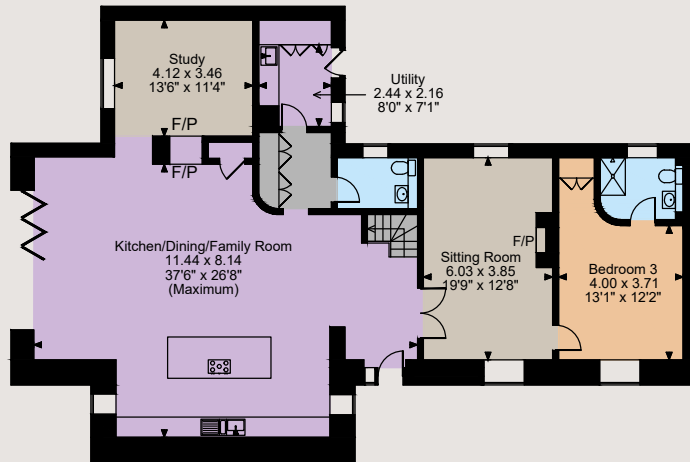
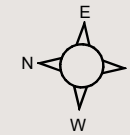
There are regular train services to London Waterloo from Ascot and Bracknell stations, whilst high-speed Crossrail provides access to London from Maidenhead and Taplow. For road-users, junctions joining the M4 and M3 are within easy reach providing access to Heathrow Airport, Central London, the West Country and the M25.

Well-regarded schools in the vicinity include St George's and St Mary's Schools, Wellington College, Lambrook School and Sunningdale School, to name a few.

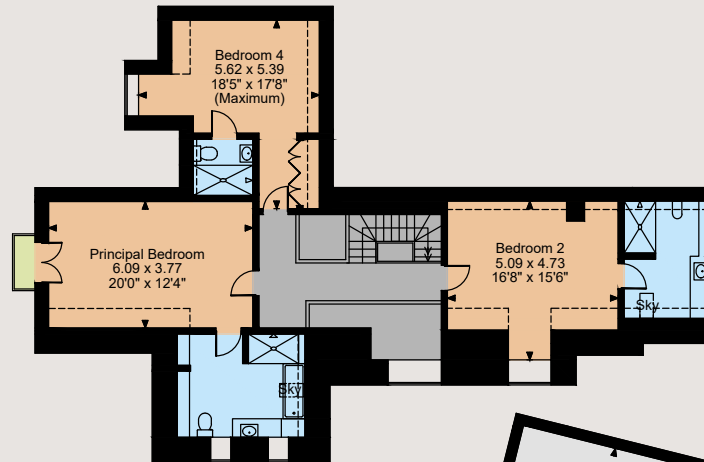
For leisure there are prestigious golf clubs in the area including Wentworth, Sunningdale, Swinley Forest and The Berkshire, and horse racing may be enjoyed at Ascot and Windsor.



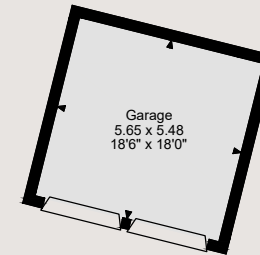
Floorplans
 House internal area 2,668 sq ft (248 sq m)
 Garage internal area 333 sq ft (31 sq m)
 Total internal area 3,001 sq ft (279 sq m)
 For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

With Strutt & Parker's Ascot office on your left, continue along the High Street and at the mini-roundabout, take the first exit to join the A330/Winkfield Road. Cross over the dual roundabouts to remain on the A330 and after half a mile, turn left into Forest Road. After a further mile, turn right into Braziers Lane and then at the T-junction, turn left onto Church Road. Follow the road for about 0.7 mile and turn left into Bracknell Road: the property will be found on the right hand side.

General

Local Authority: Bracknell Forest Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band D
Tenure: Freehold
Guide Price: £1,675,000

Ascot

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