

Chestnut House
Bracknell Road, Warfield, Berkshire



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& Parker

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2,151 sq ft (200 sq m) | Freehold
3 reception rooms
3-4 bedrooms | 3 bathrooms
Carport | Landscaped garden
Semi rural location

Guide price £1,495,000



Set within a select gated development of only four properties, an exceptional contemporary home with countryside views, in a desirable Berkshire location

The property

Chestnut House is an exceptional contemporary home, distinguished by its striking architectural design, which combines traditional brick elevations with sleek vertical Cedar cladding. Extending to 2,151 sq ft, the beautifully presented accommodation is defined by an abundance of natural light, elegant herringbone wood flooring and high-quality finishes throughout.

The ground floor is centred around a spectacular open-plan kitchen, dining and sitting room, creating an impressive yet welcoming space for both everyday living and entertaining. The beautifully appointed kitchen features sleek contemporary cabinetry, quartz work surfaces, integrated appliances and a peninsula breakfast bar. Wide bi-fold doors open directly onto the rear terrace, seamlessly connecting the interior with the landscaped gardens beyond.

A separate family room provides a more intimate reception space, centred around a contemporary wood-burning stove. The ground floor features a study that, conveniently positioned opposite a shower room, could easily be utilised as a fourth bedroom if wished; a utility room completes the accommodation on this level.

A striking open-tread staircase rises to the first floor where the superb principal bedroom enjoys a vaulted ceiling and glazed doors with a Juliet balcony framing uninterrupted views across the surrounding countryside. It is complemented by an excellent walk-in dressing room and a luxurious marble en suite shower room with twin marble basins. There are two further well-proportioned double bedrooms, served by a beautifully appointed family bathroom featuring a freestanding oval bath and separate shower.



Outside

Outside, the property is approached via a spacious driveway providing ample parking, together with a timber-framed double carport. To the rear, the landscaped garden is a particular feature, with a generous paved terrace beneath a contemporary pergola providing an excellent setting for al fresco dining and entertaining. Beyond lies a neatly maintained lawn bordered by colourful planted beds, while post-and-rail fencing affords views across the adjoining open countryside, creating a wonderful sense of space and privacy.

Location

Chestnut House enjoys a semi-rural setting on the fringes of Warfield and Maiden's Green, within easy reach of the excellent shopping and leisure amenities of Ascot, Windsor, Maidenhead and also Bracknell, with its Lexicon shopping centre. There are also a number of pubs and restaurants nearby, including the popular Stirrups Hotel – The Brasserie (just 160 metres from the property).

The area is particularly well regarded for its schooling, with highly regarded independent schools including Lambrook (under a mile from the property), St. Mary's, St. George's, Papplewick and Heathfield schools in Ascot.

For commuters, there are regular train services to London Waterloo and Reading from both Martin's Heron and Ascot stations, whilst the Elizabeth Line provides access to London Paddington from Maidenhead and Taplow. For road users, junctions joining the M4 and M3 are easily accessible for journeys to Heathrow Airport, Central London, the West Country, and the wider motorway network

The surrounding countryside also offers an abundance of walking, cycling and outdoor pursuits, with Swinley Forest, Virginia Water Lake and Windsor Great Park all close by.

Postcode region: RG42

General

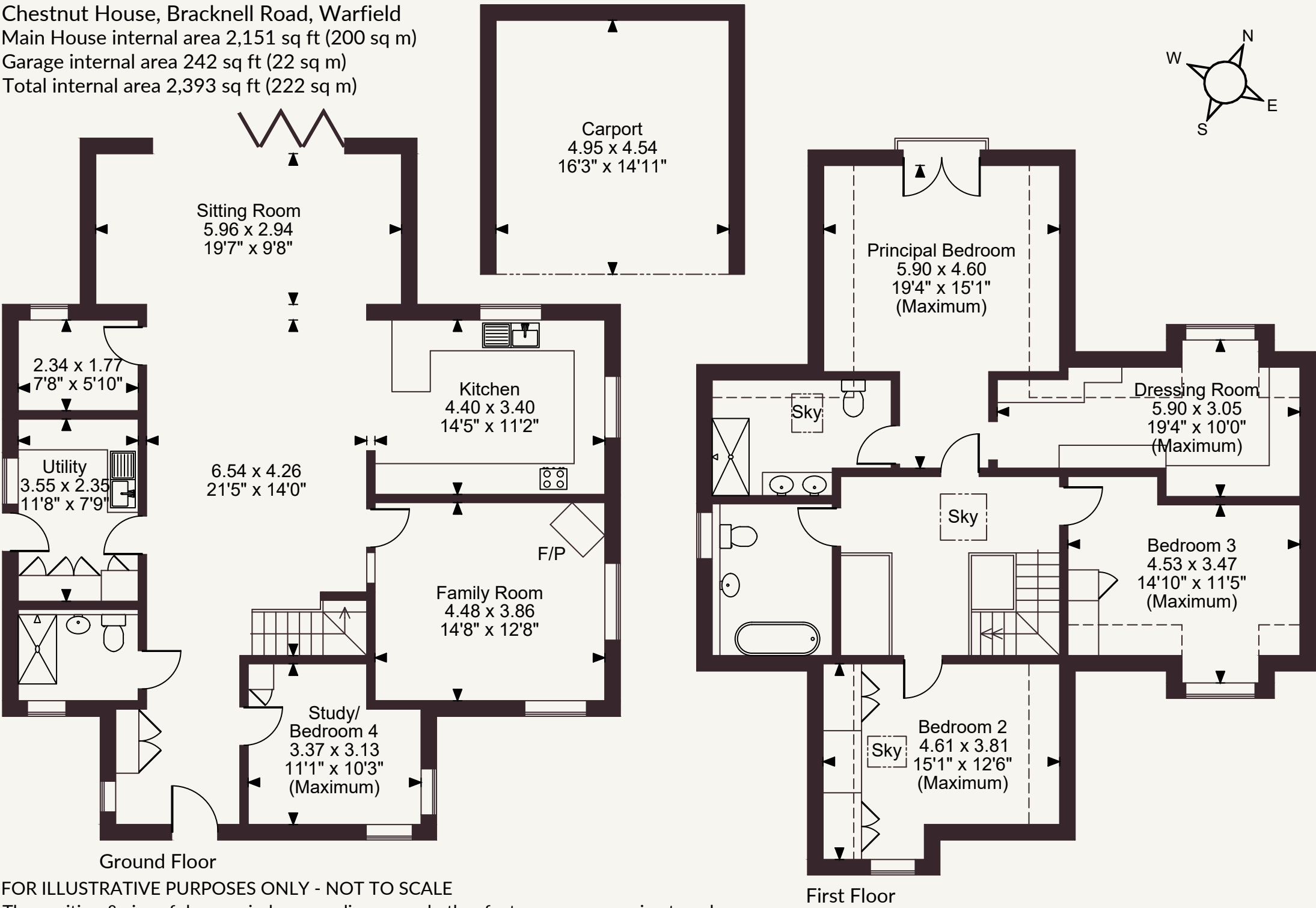
Local Authority: Bracknell Forest
Services: Mains electricity, water and drainage. Underfloor heating.
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>







Chestnut House, Bracknell Road, Warfield
Main House internal area 2,151 sq ft (200 sq m)
Garage internal area 242 sq ft (22 sq m)
Total internal area 2,393 sq ft (222 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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