



Gillwood

Crouch Lane, Winkfield, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A striking contemporary-style country residence perfectly blending vintage details with modern styling

Gillwood is a highly appealing family home featuring an open and free-flowing layout that creates a light and airy living environment. The neutral décor enhances the sense of calm sophistication, offering an uncomplicated lifestyle that is well-suited to modern living. Despite its semi-rural setting, the property enjoys easy access to a wealth of nearby amenities.



2 RECEPTION ROOMS



4-5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDENS



FREEHOLD



SEMI-RURAL



2871 SQ FT



**GUIDE PRICE
£1,600,000**



The property

Gillwood is a fine property with an oak-framed entrance portal which perfects attention to detail at the front of the house.

The generously-proportioned reception hall affords additional versatile, living space with a decorative cast-iron fireplace and a bay window recess that enhances the sense of space. Internal bi-folding doors provide a connection to the adjoining sitting room, thereby creating superb entertaining space, with direct access to the garden available via two sets of bi-folding doors; alternatively, the two rooms can be divided by the double doors to offer a choice of areas for relaxation.

An impressive open-plan kitchen/dining and family room is flooded with natural light courtesy of a skylight and a wall of bi-folding doors that create a seamless connection to the paved terrace and garden. This social hub provides casual seating around a log-burning stove, a dining zone and a stylishly-designed kitchen with an island unit forming a subtle divide

within the space. Fitted with sleek, contemporary wall and base level cabinetry, the kitchen features stone worksurfaces and integrated appliances, with ancillary space provided by a useful boot room and a utility room which also incorporates a cloakroom.

On the first floor there are four classically-styled bedrooms, a fifth bedroom that is currently being utilised as a study, and a charming family bathroom with vintage-inspired fittings. The principal room has excellent fitted storage and a luxuriously-appointed en suite bathroom with free-standing tub and walk-in waterfall shower.



Outside

To the front, a wide paved pathway gives access to the sheltered entrance portal and extends to both sides where timber gates provide pedestrian routes to the garden. An electric gate allows vehicular access onto a gravelled driveway which offers an area for parking and leads to the detached double garage.

Paving follows the perimeter of the property and extends to provide terrace settings to two aspects of the house, with a decked platform on the west-facing side. This alfresco spot has raised timber-edged beds which form a sense of enclosure with planting pockets filled with an attractive collection of perennial plants. There are areas of lawn, and a further patio positioned in the far corner of the plot provides an alternative setting to dine or relax.

Location

The property enjoys a semi-rural setting on the north-east fringes of the sought-after village of Winkfield, mid-way between Ascot and Windsor, both of which offer an excellent range of amenities. There are well-

regarded restaurants and gastro-pubs in the area, including the nearby Winning Post.

Sporting and leisure facilities in the region include golf at the Wentworth, Sunningdale, The Berkshire and Swinley Forest golf clubs; horse racing at both Ascot and Windsor; boating on some stretches of the River Thames; and walking, cycling and riding may be enjoyed in Windsor Great Park. Spa facilities include The Berystede, Coworth Park and Penny Hill Park.

For the commuter, rail links to London (Waterloo) are available from Ascot and Windsor and to London (Paddington) from Windsor (via Slough) and Maidenhead (Elizabeth Line). Road communications are excellent with the M4 and M3 providing access to Heathrow Airport, Central London, the West Country and the M25.

The area boasts some very well-regarded educational facilities, in both the state and independent sectors.



Distances

- M4 (Jct 6) 5.2 miles
- M3 (Jct 3) 8 miles
- Ascot High Street 3.8 miles
- Windsor 4 miles
- Heathrow Airport (T5) 13 miles
- Central London 28 miles

Nearby Stations

- Ascot Station
- Martins Heron Station
- Windsor & Eton Central Station
- Windsor & Eton Riverside Station
- Bracknell Station
- Sunningdale Station

Key Locations

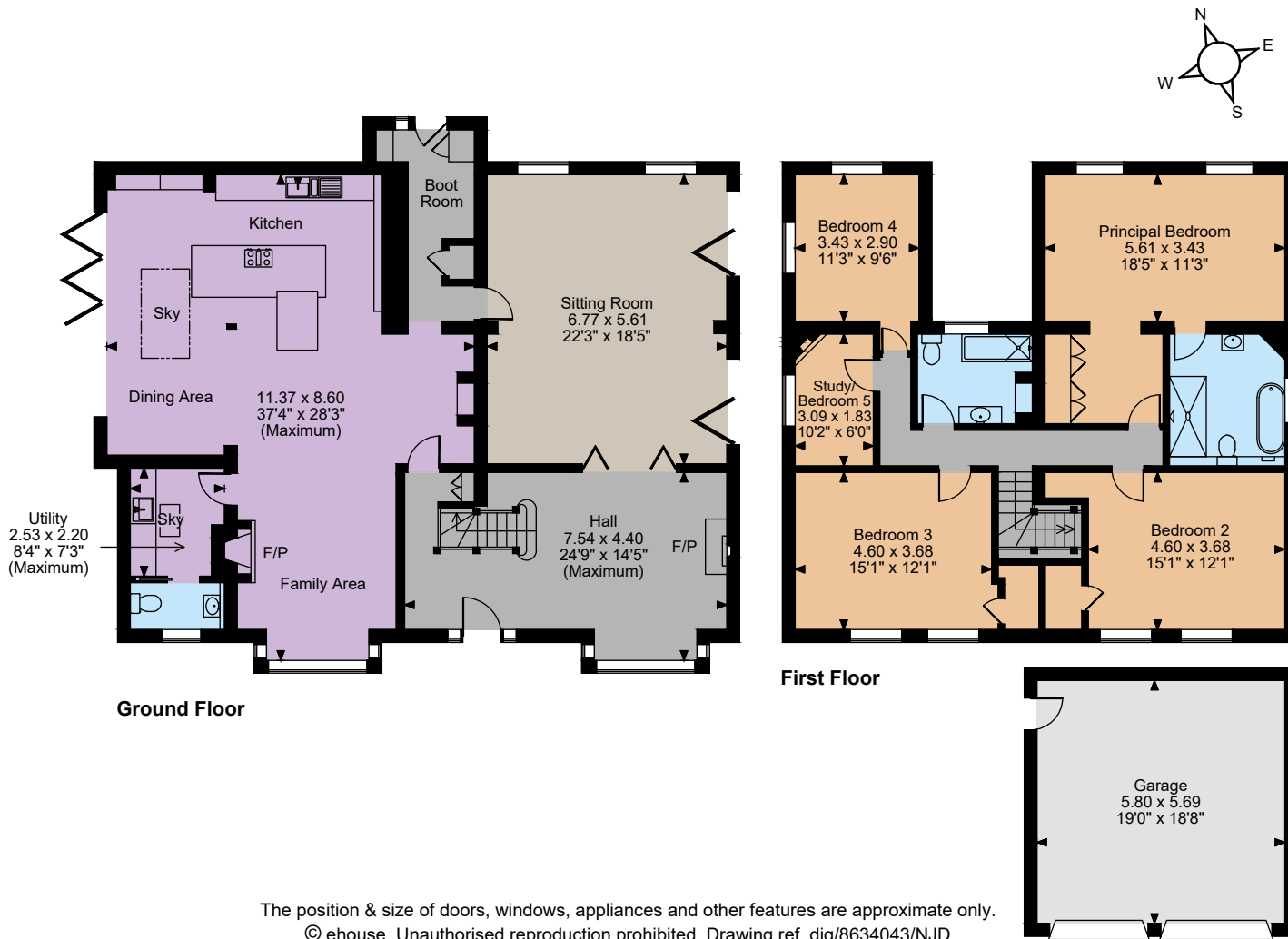
- Windsor Great Park
- Windsor Racecourse
- Windsor Castle

- Savill Garden
- Ascot Racecourse
- Legoland
- Runnymede

Nearby Schools

- Cranbourne Primary School
- Lambrook School
- Windsor Boys' School
- Windsor Girls' School
- LVS Ascot
- St. Georges, Ascot
- St. Mary's, Ascot
- Papplewick School
- ACS International School, Egham
- The American International School, Thorpe
- Eton College





Floorplans

House internal area 2,871 sq ft (267 sq m)
Garage internal area 230 sq ft (21 sq m)
Total internal area 3,101 sq ft (288 sq m)
For identification purposes only.

Directions

SL4 4TN

what3words ///shapes.gallons.mini

General

Local Authority: Bracknell Forest Council

Services: Mains electricity, gas, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

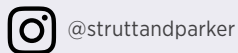
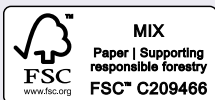
Ascot

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