



Trinity House

Crouch Lane, Winkfield, Berkshire

A stunning contemporary home with an outlook over open countryside

Trinity House is a spacious 4-bedroom home blending modern design with semi-rural peace. Meticulously crafted for both high-energy lifestyles and family comfort, the accommodation is perfect for entertaining, complemented by a high-spec garden 'lounge'.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OUTSIDE



LANDSCAPED GARDENS



FREEHOLD



VILLAGE



3,048 SQ FT



**GUIDE PRICE
£2,200,000**



The property

With its handsome architectural design and light and airy interiors, Trinity House offers an appealing, versatile home and an uncomplicated living environment ideally suited to busy modern lifestyles, with fresh neutral décor and air-conditioning in the principal rooms creating an oasis of calm.

The generous reception hall features smart wood-effect tiled flooring that continues into the impressive 42 ft. rear-aspect kitchen/dining room. This convivial setting provides ample space for dining and casual seating alongside the adjoining kitchen, and glazed bi-folding doors offer a seamless connection to the outside. Fitted with sleek, Kashmir cabinetry and stone work surfaces, the kitchen has modern integrated appliances and an island unit which forms a subtle divide.

Double doors open from the hallway into the elegant sitting room which is centred around a modern wall fireplace and extends into the bay window alcove, whilst a family room to the opposite side offers

flexible-use options. A utility room with additional storage units and a practical cloakroom complete the ground floor.

On the upper level, there are four bedrooms with excellent storage and a stylish presented family bathroom. The principal room offers a luxurious retreat with a dressing room and plush en suite bathroom, along with striking gable windows which provide an outlook over the rear garden to the landscape beyond. The three remaining bedrooms all have fitted wardrobe storage and one benefits from an en suite shower room.





Location

The property occupies a tranquil, semi-rural setting on the north-east fringes of Winkfield just half a mile from both The Royal County of Berkshire Polo Club and the Royal Berkshire Fishery. Mid-way between Ascot and Windsor, there is easy access to an excellent range of amenities, as well as popular restaurants and gastropubs, including the nearby Winning Post.

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

Sporting and leisure facilities in the region include golf at the prestigious Wentworth, Sunningdale, The Berkshire and Swinley Forest golf clubs; horse racing at both Ascot and Windsor; and polo at the Ranelagh Farm Polo Club and the Royal Berkshire Polo club,

both within striking distance of the property, in addition to Guards Polo Club.

The area boasts numerous very well-regarded educational facilities in both the top-tier state and prestigious independent sectors.



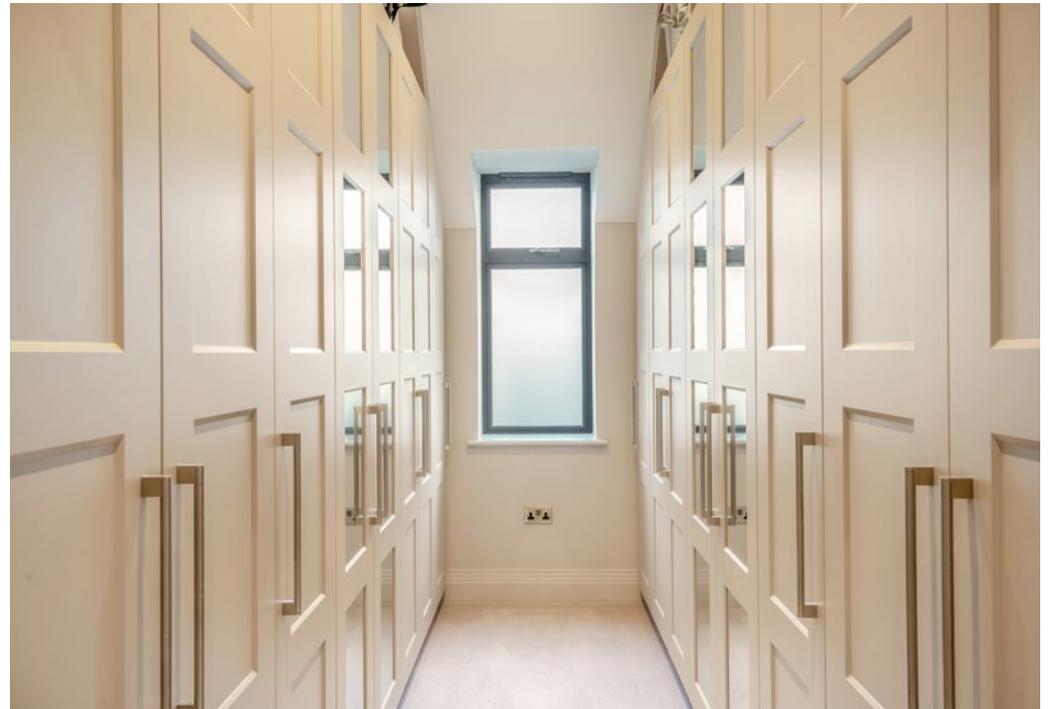
Distances

- M4 (Jct 6) 5.2 miles
- M3 (Jct3) 8 miles
- Ascot High Street 3.8 miles
- Windsor 4 miles
- Heathrow Airport (T5) 13 miles
- Central London 28 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Windsor Racecourse
- Windsor Castle
- Savill Garden
- LEGOLAND Windsor Resort
- Virginia Water
- Runnymede







Outside

The property is approached via a swathe of gravelled driveway which provides turning space and parking for several vehicles. The gardens to the front and rear comprise areas of lawn and well-planted beds with topiary shrubs, ornamental grasses, perennial plants and specimen trees, along with rows of sapling box bushes.

A paved terrace spans the back of the house for dining, entertaining and relaxation, while a sophisticated outdoor 'lounge' is positioned at the rear of the garden. Designed for year-round entertaining, this structure features electric privacy blinds, patio heaters and LED mood lighting with colour changing capabilities.

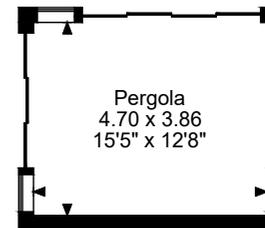
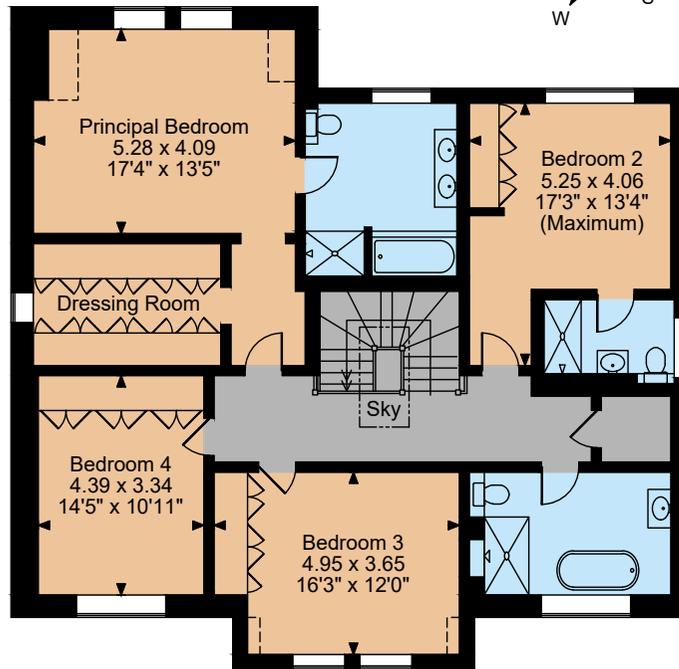
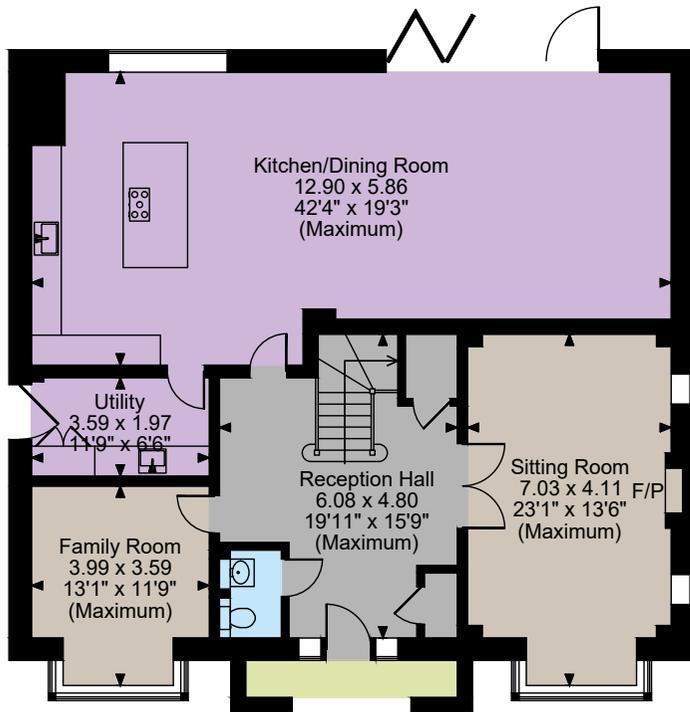
Nearby Stations

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

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

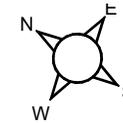




The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

House internal area 3,048 sq ft (283 sq m)
Pergola internal area 195.28 sq ft (18.14 sq m)
For identification purposes only.

Directions

Post Code: SL4 4TW

what3words: ///hunt.simple.soap

General

Local Authority: Bracknell Forest Council – Tel. 01344 352000

Services: Mains electricity, gas, water and drainage.
Under-floor heating

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

Council Tax: Band G

EPC Rating: B

Ascot

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