

Field House
Bracknell Road, Warfield, Berkshire



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& Parker

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A striking contemporary, architect-designed home featuring stylish timber cladding and expansive glazing, set within an idyllic semi-rural position with extensive gardens and open countryside views

The property

Set within a gated development of only four houses, Field House is an impressive modern property offering in excess of 3,000 sq ft of versatile, high-specification accommodation arranged over two floors. The property combines striking architectural design with stylish contemporary interiors, featuring herringbone oak flooring, sleek glazing, underfloor heating, integrated speakers and wiring for audio, and an abundance of natural light throughout.

The welcoming reception hall, complete with a cloakroom, leads into a series of bright, connected living spaces designed to maximise the views of the garden and countryside beyond. These include a spacious sitting room with a contemporary wood-burning stove and full-height bi-fold doors, together with an impressive open-plan kitchen, dining and family room. The kitchen is well-appointed with high-quality cabinetry, a substantial central island with breakfast bar, and a range of integrated high-end appliances. From here, the space flows naturally into the dining and family areas, framed by full-height bi-fold doors to two walls. These doors offer direct access to a contemporary attached pergola, seamlessly extending the living space and providing a direct connection to the terrace and gardens beyond. A utility room, substantial boot room, and front-aspect snug complete the ground-floor accommodation.

The first floor features flexible, well-proportioned accommodation accessed via a contemporary handcrafted staircase. The exceptional principal bedroom boasts vaulted ceilings and a luxurious en-suite bathroom. An additional bedroom benefits from an en suite shower room while the remaining bedrooms are served by a stylish family bathroom.

- 3,075 sq ft (285 sq m) inc. garage
- store room
- 3 reception rooms
- 4 bedrooms
- 3 bathrooms
- Garage store room
- Garden
- Freehold
- Village

Guide price £1,675,000



To the front, a driveway provides ample parking for multiple vehicles and leads to an external store room. The beautifully landscaped rear garden is a standout feature, showcasing a paved terrace with a contemporary pergola – the perfect covered setting for outdoor dining and entertaining. Beyond the terrace, an expansive area of lawn, enclosed by post-and-rail fencing, backs directly onto open countryside, offering an attractive rural outlook.

Location

Field 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

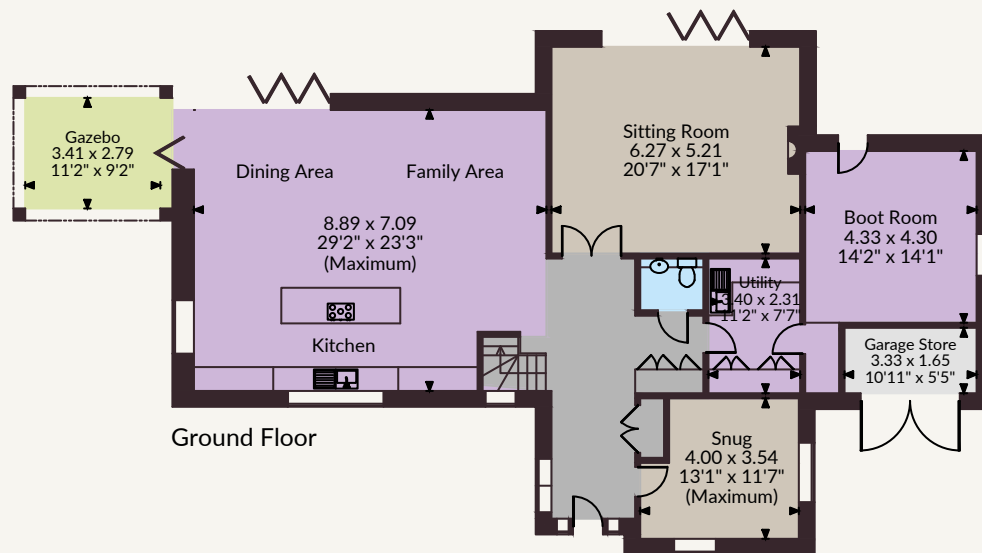
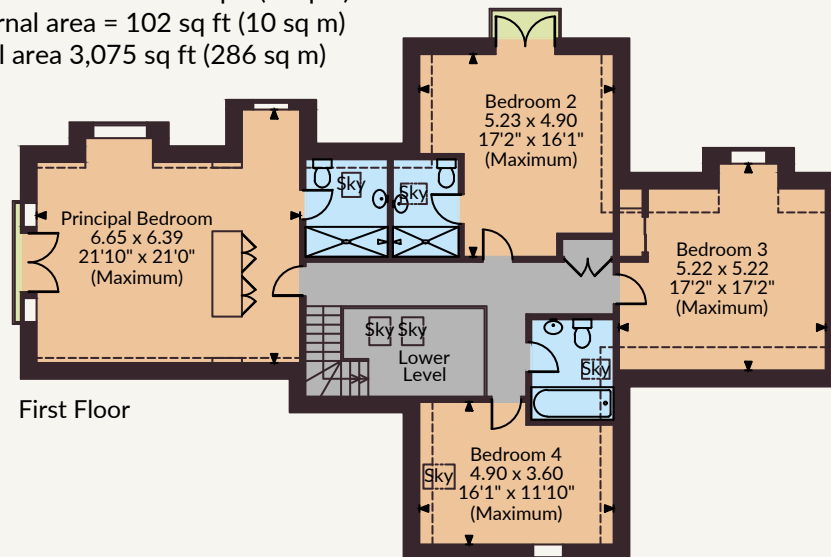
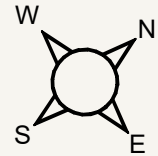
The surrounding countryside also offers an abundance of walking, cycling and outdoor pursuits, with Swinley Forest, Virginia Water Lake and Windsor Great Park all close by.

Postcode region: RG42

General

Local Authority: Bracknell Forest
Services: Mains electricity, water and drainage
Council Tax: Band G EPC rating: C
Service Charge: £500 p.a. Self-maintained shared freehold / resident management group (4 directors, 1 per household) with collective decision-making.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

FIELD HOUSE, BLACKHEATH ROAD, WATFIELD
 Main House internal area 3,016 sq ft (280 sq m)
 Garage Store internal area 59 sq ft (5 sq m)
 Gazebo external area = 102 sq ft (10 sq m)
 Total internal area 3,075 sq ft (286 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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