

Hornbeam House
Forest Road, Hayley Green, Berkshire



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An exceptional, 4 en-suite bedroom new-build featuring expansive open-plan living, an elegant facade, and a premium oak-framed carport

A striking contemporary home featuring traditional brick elevations and sophisticated living space arranged over two floors. Meticulously designed for modern family life, the property features elegant herringbone flooring, bespoke cabinetry and expansive glazing, creating light-filled interiors. The accommodation is generously proportioned throughout, with a thoughtful layout that combines impressive open-plan living with a selection of more private and practical spaces.

The accommodation flows beautifully from a welcoming reception hall into the heart of the home: a magnificent 40ft open-plan kitchen, breakfast and sitting room. This spectacular space incorporates a sleek kitchen with a central waterfall island and integrated appliances, transitioning seamlessly into a light-filled orangery-style dining room. Crowned by a dramatic roof lantern, this bright space features wide doors that sweep open onto the entertaining terrace, perfectly blending indoor and outdoor living.

The ground floor is further complemented by a generous family room and a dedicated study, both featuring fireplaces with log burners. Completing this level is a generous utility room with extensive fitted storage and a dedicated wine cooler, creating a highly practical layout perfectly tailored for modern family life.

On the first floor, a roof lantern floods the landing with natural light, creating an airy welcome. The principal bedroom suite is a standout feature, boasting substantial built-in storage and an impressive en suite shower room. Each of the remaining bedrooms is generally proportioned and enjoys its own stylish en suite facilities, offering an excellent degree of flexibility for family members and guests alike.



Outside

The property is set back behind double electronic timber gates, opening onto a generous gravel driveway with parking for several vehicles and a double timber-framed carport. The beautifully landscaped rear gardens feature a wide paved terrace, ideal for outdoor dining and entertaining, beyond which level lawns are bordered by mature trees and established planting, creating a private and tranquil setting.

Location

The property enjoys a semi-rural setting in Hayley Green, offering a countryside feel within easy reach of excellent shopping and dining in Ascot, Wokingham, Maidenhead, Windsor and Bracknell.

For leisure, the area boasts world-famous golf clubs including Wentworth, Sunningdale, Swinley Forest, and the Berkshire. Horse racing enthusiasts can enjoy premier events at Ascot and Windsor, while horse riding is popular in Windsor Great Park and on Chobham Common. The surrounding countryside also provides endless opportunities for walking and outdoor recreation.

Commuters are well-connected, with Bracknell and Martins Heron stations offering direct rail services to London Waterloo. Additionally, London Paddington is highly accessible via the Elizabeth Line from Maidenhead and Taplow stations.

Families will benefit from outstanding educational opportunities in both the state and independent sectors. Highly respected independent schools nearby include Lambrook, St. Mary's, St. George's, and Papplewick.

Postcode region: RG42

General

Local Authority: Bracknell Forest Council – Tel. 01344 352000
Services: Mains electricity, gas, water and drainage
Council Tax: Band TBC
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,808 sq ft (261 sq m)

3 reception rooms

4 bedrooms

4 bathrooms

Double carport

Landscaped gardens

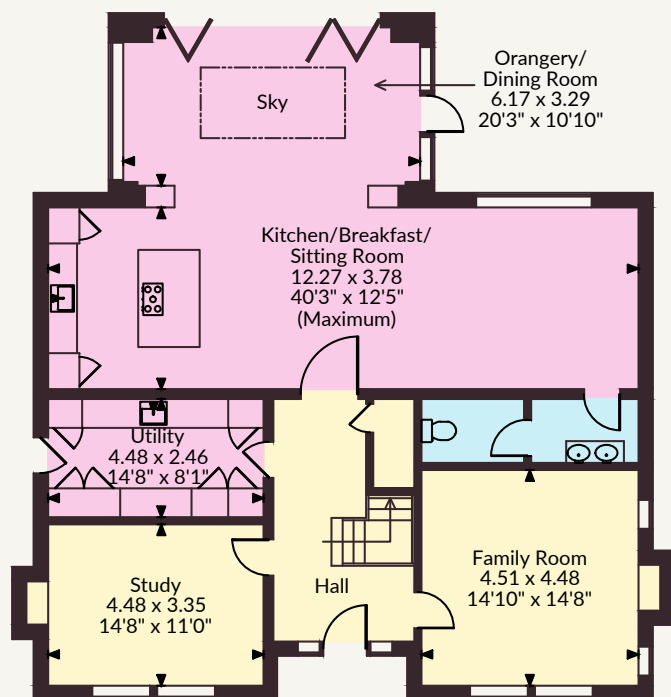
Freehold | Semi-rural

Guide price £1,850,000

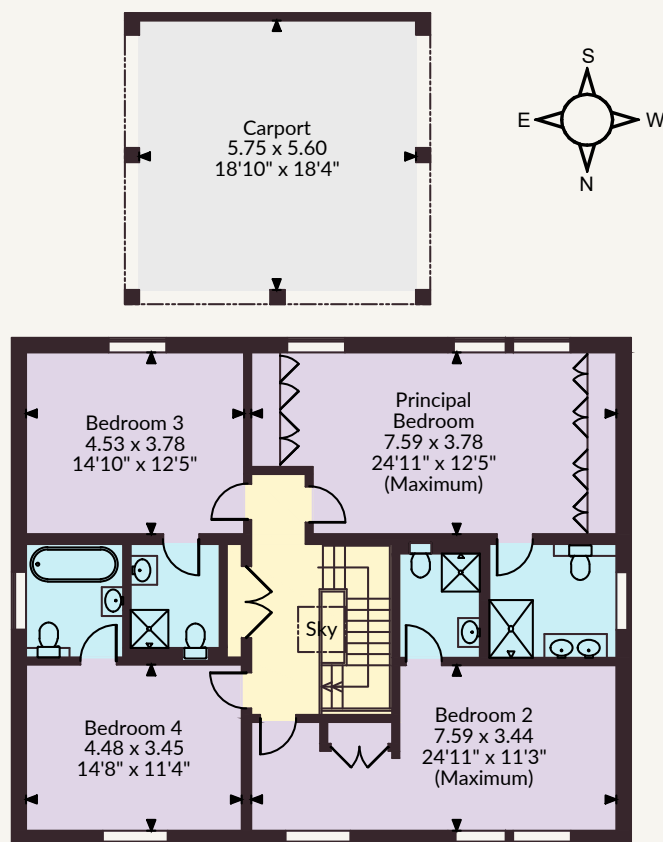
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Internal area 2,808 sq ft (261 sq m)

Carport external area = 347 sq ft (32 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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