



Hawfield House

Hawthorn Hill, Warfield, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful detached home with accompanying outbuildings, set in a peaceful and secluded location

Situated at the end of a sweeping driveway on a generous plot nearing 0.8 acres, this appealing 5-bedroom detached home offers exceptional presentation throughout



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



0.8 ACRES



FREEHOLD



VILLAGE



2,606 SQ FT



**GUIDE PRICE
£1,290,000**

The property

Featuring attractive rendered elevations and a beautifully symmetrical façade, Hawfield House offers bright, versatile living spaces with a seamless, free-flowing layout—perfectly designed for modern lifestyles. The welcoming reception hall opens into a spacious sitting room, bathed in natural light from two windows and dual sets of bi-folding doors that effortlessly connect the interior to the garden.

A separate family room provides an additional space in which to unwind, also with direct garden access. Ideal for entertaining and family gatherings, the formal dining room sits adjacent to the kitchen/breakfast room. The kitchen is fitted with sleek, modern cabinetry, stone work surfaces, and integrated appliances, offering space for casual dining and a convenient link to a utility area.

The accommodation is arranged to provide five bedrooms, including one on the ground floor that features a dressing area and a well-appointed adjacent shower room—ideal for use as guest accommodation.

Upstairs, there are four additional bedrooms and a contemporary family bathroom, with the principal bedroom enjoying the added luxury of en suite facilities. Additional accommodation includes a purpose-built office outbuilding, ideal for home working, along with a versatile outbuilding suitable for a variety of uses.

The property also benefits from Gigaclear fibre broadband, to ensure ultra-fast connectivity. Additionally, there is potential to extend, subject to planning permission, allowing new owners to enhance or personalise the space to suit their needs.

Outside

Access to the property is via an electronically operated five-bar gate, opening to a sweeping, tree-lined driveway that leads to the house and a spacious parking area for multiple vehicles. The grounds are predominantly laid to expansive lawns, punctuated by mature trees and hedging, combining to create a natural boundary and offering a strong sense of privacy and seclusion.



A gravel and paved terrace wraps around the rear and side of the home, providing ideal spots in which to relax or dine whilst enjoying the southerly and westerly aspects. Adorned with fragrant rose bushes, the terrace also features a raised fish pond and is accessible directly from both the sitting and family rooms —seamlessly extending the indoor living space outdoors. Also within the grounds are the two outbuildings: the office building positioned alongside the driveway, and a timber structure located at the rear of the garden.

Location

Hawfield House enjoys a semi-rural location close to Windsor Forest and Windsor Great Park, yet is within easy reach of the excellent shopping and leisure amenities at Windsor, Ascot, Maidenhead and Bracknell, with its new shopping centre, The Lexicon. The area also boasts some superb fine dining with Coworth Park in Ascot, as well as the Waterside Inn and Heston Blumenthal's restaurants in Bray. Closer to home is the popular Winning Post Hotel/Restaurant located just two miles from the property.

For the commuter, the property is well placed for easy access to the M4 which provides access to the wider motorway network, Central London, and Heathrow and Gatwick Airports. Train services are available to London Waterloo from Ascot, Martins Heron, Bracknell and Windsor stations; London Paddington is also accessible from Slough and Maidenhead Stations (high-speed Elizabeth Line), and Windsor.

Sporting and leisure facilities in the area include golf at the world-famous Wentworth and Sunningdale golf clubs, Swinley Forest, and the nearby Bird Hills Golf Centre in Hawthorn Hill, and for the equestrian enthusiast, the property is within close proximity of prestigious polo clubs, including the Royal County of Berkshire Polo Club, Guards Polo Club and Coworth Park; horse racing may be enjoyed at the Ascot and Windsor racecourses.

Educational opportunities in the region are superb, in both the state and independent sectors, and include the nearby Holyport College (sponsored by Eton College).

Distances

- M4 (Jct 8/9) 4.8 miles
- M25 (Jct 13) 12.5 miles
- Ascot High Street 5.5 miles
- Windsor 7 miles
- Heathrow Airport (T5) 16.2 miles,
- Central London 32 miles

Nearby Stations

- Maidenhead
- Martins Heron
- Twyford
- Taplow
- Ascot
- Windsor & Eton Central
- Windsor & Eton Riverside

Key Locations

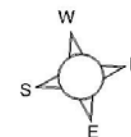
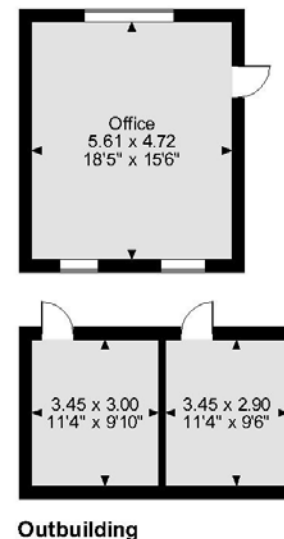
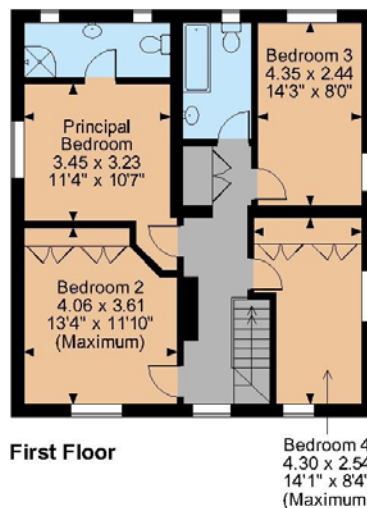
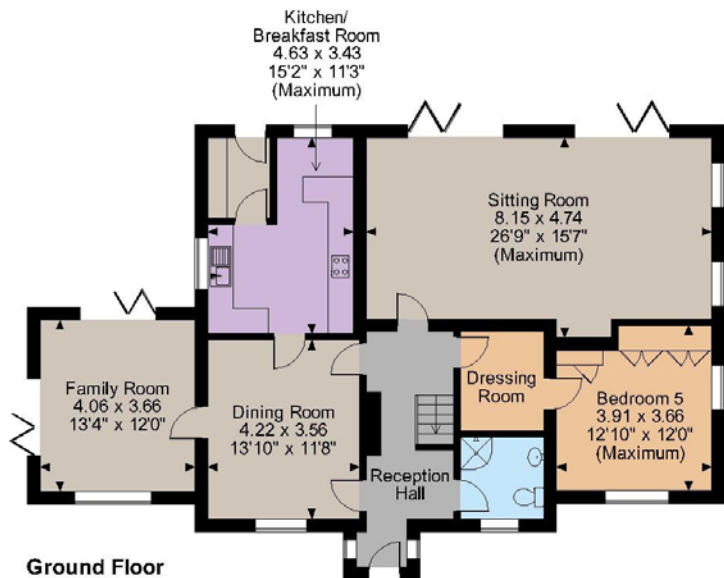
- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse

- The Savill Garden
- Virginia Water Lake
- LEGOLAND Windsor Resort
- Runnymede

Nearby Schools

- Cranbourne, Winkfield
- Holyport College (sponsored by Eton College)
- Lambrook, Winkfield Row
- St. George's, Ascot
- St. Mary's, Ascot
- Heathfield, Ascot
- LVS Ascot
- Papplewick, Ascot
- Windsor Boys'
- Windsor Girls'
- Wellington College, Crowthorne
- Eton College





Floorplans

House internal area 2,099 sq ft (195 sq m)

Office internal area 285 sq ft (26 sq m)

Outbuilding internal area 222 sq ft (21 sq m)

Total internal area 2,606 sq ft (242 sq m)

For identification purposes only.

Directions

RG42 6HL. [what3words:: ///rates.lungs.influencing](https://www.what3words.com/what3words///rates.lungs.influencing)

General

Local Authority: Bracknell Forest Council

Services: Mains electricity and water. Private drainage. Oil-fired heating.

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

Council Tax: Band G EPC Rating: E

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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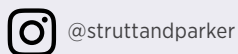
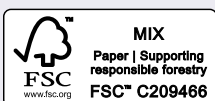
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