Badgers Mead

Berkshire

A sensational, luxuriously designed country residence, set within about 2.5 acres of beautiful grounds with far-reaching countryside views

Badgers Mead, Hawthorn Hill, Warfield, Berkshire RG42 6HE

M4 (Jct 8/9) 4.8 miles, Bracknell Station 3.8 miles (London Waterloo 1 hour 7 minutes), Ascot Station 5.4 miles (London Waterloo 57 minutes), Maidenhead Station 5.6 miles (London Paddington 44 minutes), Windsor 7 miles, Heathrow Airport (T5) 16.2 miles, Central London 32 miles

Features:

Grand reception hall | Drawing room | Dining room | Study
Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with en suite drawing room, bathroom and roof terrace | Guest suite | 3 Further en-suite bedrooms
EPC rating C

Double garage with office above

Beautiful gardens and grounds. Outdoor swimming pool

About 2.5 acres in all

The property
Badgers Mead is an exquisitely crafted, classically inspired residence, built in 2018 by the renowned Havisham Homes. From its grand reception hall to the excellently appointed bedroom suites, every detail has been carefully considered to create a truly remarkable home.

Set within beautifully landscaped grounds, the house enjoys an elevated position that takes full advantage of the sweeping views of the surrounding countryside and the fairways of Birds Hill Golf Centre.

A sweeping driveway approaches the striking façade, creating an impressive first impression and setting the stage for this remarkable property. The current owners have maintained the home to an exceptional standard, and the spacious, light-filled interiors are thoughtfully arranged across two elegant floors.

The ground floor opens with a striking reception hall, featuring a meticulously crafted focal-point staircase with iron balustrades and elegant handrails, and leads to four generously sized reception rooms.

They flow harmoniously into a show-stopping open-plan kitchen/breakfast/family room, complete with an adjoining utility/boot room, and a cloakroom. The kitchen is fully equipped with a bespoke range of cabinetry by Charles Yorke, a large central island with a polished granite worktop and featuring an integral breakfast bar, and high-quality Miele appliances; bifold doors provide direct access to the terrace, a feature mirrored in the family area, which comfortably accommodates a dining table for informal meals.

There are four impressive reception rooms, each designed for both functionality and grandeur: the dual aspect drawing room with a limestone fireplace, a dining room, distinguished by a graceful bow window that bathes the space in natural light, a generously proportioned sitting room, and a study, fitted with bespoke furniture.

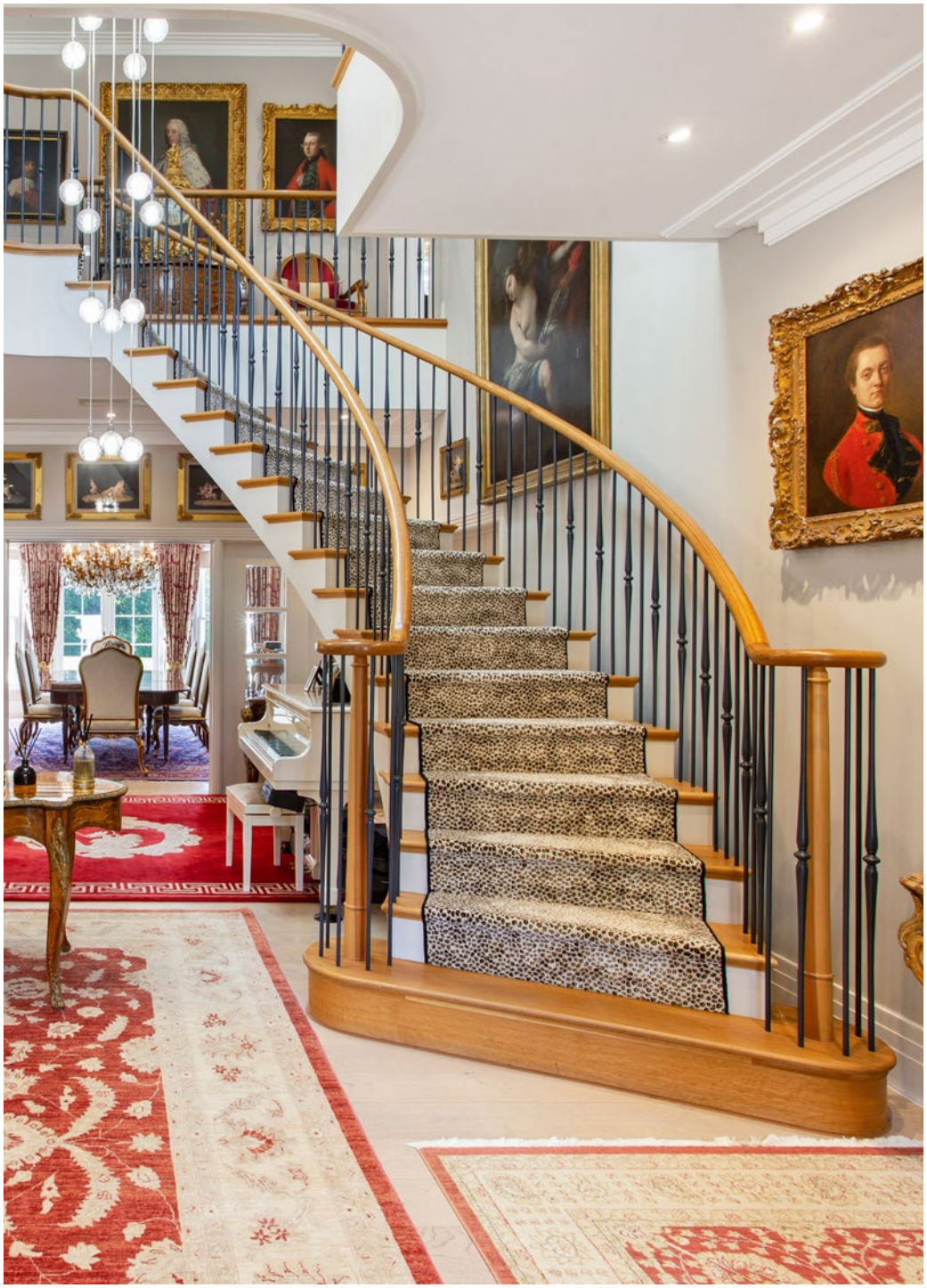
Upstairs, five luxurious bedroom suites deliver exceptional comfort and style. The standout principal suite includes a 30 ft. bedroom, a walk-in dressing room with bespoke Charles Yorke cabinetry, a lavish en suite bathroom, and a private terrace that captures uninterrupted views of the surrounding landscape. Bedroom 2 enjoys views across the gardens and benefits from its own walk-in dressing room and an en suite shower room. Three further bedrooms each have bespoke storage and private, well-appointed en-suite bathrooms.

Outside
The property is approached via a sweeping driveway that offers plentiful parking and seamless access to the double garage, creating a grand and welcoming approach. The garage, with remote-controlled up-and-over doors, is equipped with light and power, and includes an office/reception room above, accessed via an external staircase.

Situated on approximately 2.5 acres of beautifully landscaped gardens, the property occupies an elevated position, offering breathtaking views over sweeping lawns, mature trees, and manicured flowerbeds.
A highlight of the property is the stunning outdoor swimming pool, accompanied by a spacious sun terrace that extends across the entire width of the house, creating a perfect backdrop for summer entertaining and outdoor dining.

It is worth noting that planning permission was previously granted to connect the garage to the main house (now lapsed):

Erection of part single, part two storey side extension with first floor balcony forming link to detached garage, and installation of dormer to garage following removal of existing stepped access.
App. No. 19/00556/FUL/AFULZ, Decision date: 14th August 2019



Situation

Badgers Mead enjoys a semi-rural location close to Windsor Forest and Windsor Great Park, yet is within easy reach of Windsor, Ascot and Maidenhead with their excellent shopping and leisure amenities. 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 about two miles from the property.

For the commuter, the property is well placed for easy access to junction 8/9 of 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 (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. The local countryside, Windsor Great Park, Swinley Forest, Virginia Water Lake and Savill Garden all provide excellent walks, and boating and rowing is available on some stretches of the River Thames, Dorney Lake, and Henley-on-Thames.

Educational opportunities in the region are superb and schools include Holyport College in Holyport (sponsored by Eton College); Lambrook in Winkfield Row; Upton House and St. George's in Windsor; Papplewick, Heathfield, St. George's and St. Mary's in Ascot; St. Pirans in Maidenhead; Wellington College in Crowthorne; Eton College.

Directions
Postcode: RG42 6HE

What3words: ///vivid.sends.foster

General Information

Local Authority
Bracknell Forest Council

Tenure
Freehold

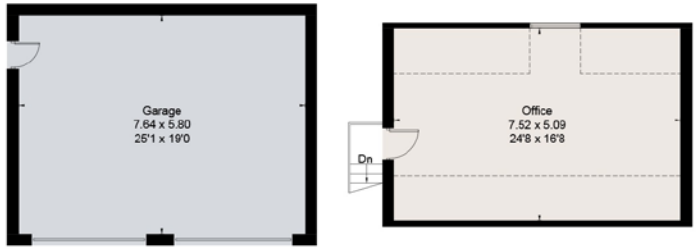
Council Tax
Band H

Services:
Mains water & electricity, LPG gas supply, private drainage (septic tank). Under-floor heating.

Planning
Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Guide Price: £3,950,000

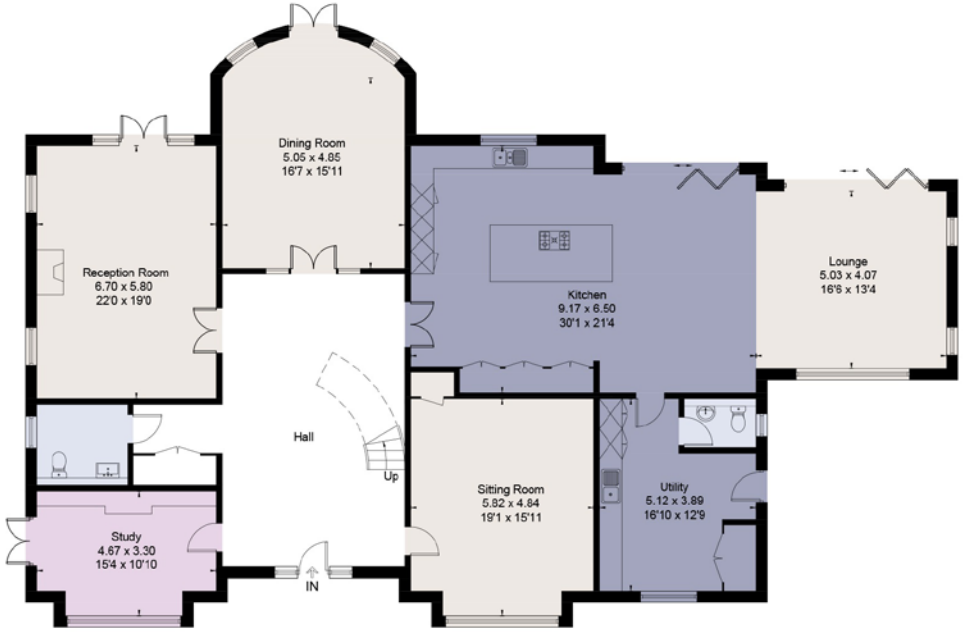
Floorplans
House internal area 5,272 sq ft (489.8 sq m)
(excluding void)
Office internal area 418 sq ft (38.8 sq m)
Garage internal area 475 sq ft (44.1 sq m)
Total internal area 6,165 sq ft (572.7 sq m)



Outbuilding -Ground Floor

(Not Shown In Actual Location / Orientation)

Outbuilding -First Floor



Ground Floor

First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78652

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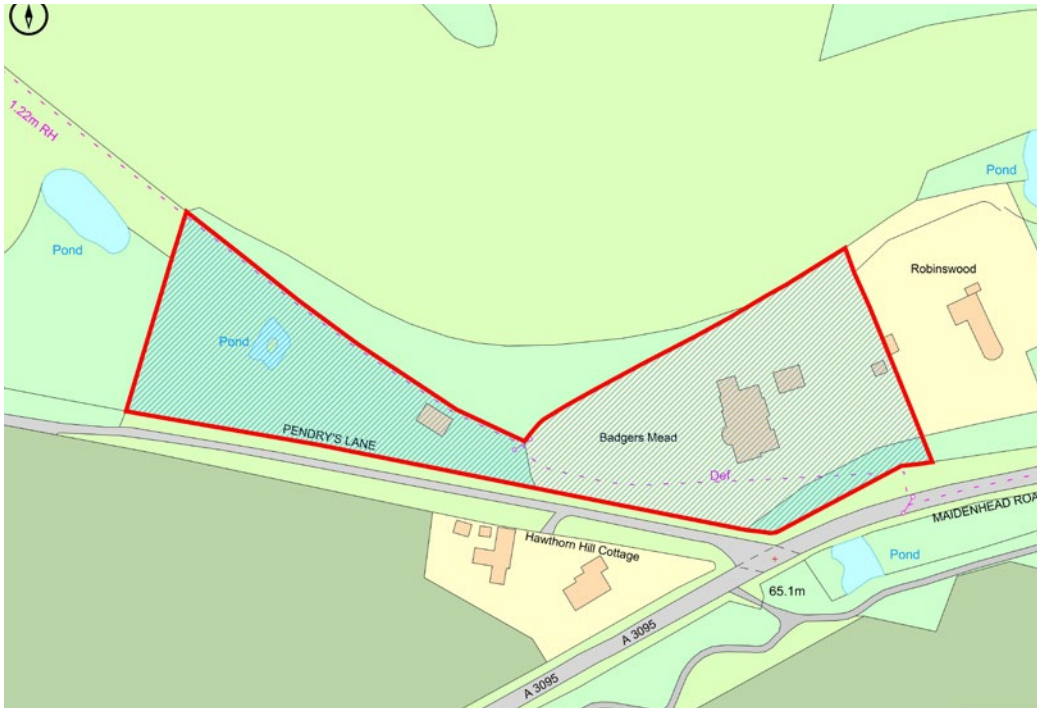

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