

Capel
Kiln Lane, Winkfield, Berkshire



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An exceptional detached bungalow and delightful landscaped garden with outdoor kitchen, in a private lane setting

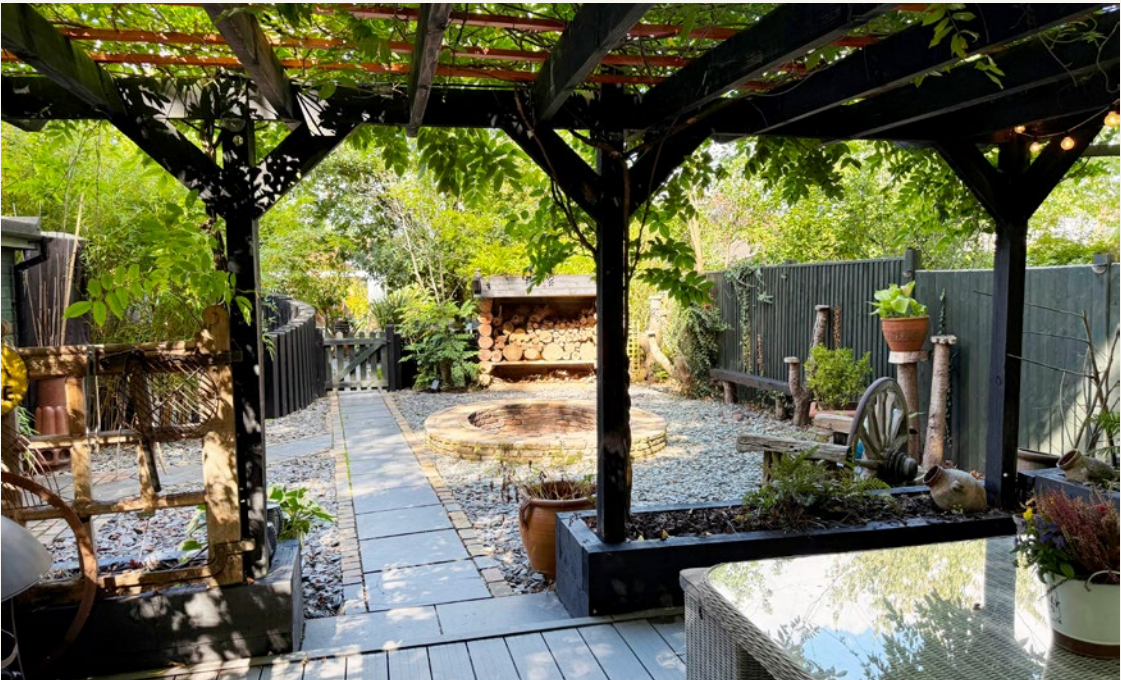
A striking, detached bungalow offering a rare lifestyle opportunity and enjoying a private lane setting within Winkfield, being ideally positioned between Ascot and Windsor. Beyond its prime location, the property boasts exclusive key entry directly into the Crown Estate. The property has been fully modernised, extended and meticulously upgraded, incorporating luxurious underfloor heating for ultimate comfort

The undisputed showpiece of the home is the spacious open-plan kitchen and living hub, which seamlessly integrates high-end culinary function with expansive social living. The premium kitchen features sleek handleless cabinetry, contrasting worksurfaces, and a generous island that houses a gas range-style cooker and doubles as a breakfast bar, with a practical utility room located off the main kitchen area. A series of skylights and an impressive roof lantern bathe the area in natural light, while bi-fold doors open directly onto the landscaped garden. There is also ample space to accommodate both a dining table and a comfortable seating area.

The highly adaptable layout easily configures as a three or four-bedroom home to suit individual needs, featuring two sleek bathrooms, a dedicated study, and a generous main sitting room.

Bi-fold doors open from the kitchen/dining room to a beautifully landscaped rear garden, featuring a paved patio and a built-in outdoor kitchen. The manicured lawn, mature trees, and vibrant greenery create a perfect year-round oasis for entertaining. Tucked away at the end of the garden, a separate secluded zone offers a large fire pit and a large vine-covered pergola for ultimate relaxation.

To the front, a low-maintenance gravel driveway offers ample parking alongside a dedicated EV charging point.



Location

This exceptional property enjoys a highly desirable position close to the picturesque village of Winkfield and just north of Ascot, a town renowned for its iconic racecourse. Winkfield is home to a thriving community alongside essential day-to-day amenities, while Ascot features a bustling High Street with a variety of shops and a good choice of pubs, bars and restaurants. Further more extensive facilities are available in the nearby town of Windsor.

Leisure and outdoor activities are abundant throughout the surrounding area. The majestic expanses of Windsor Great Park are close by for scenic walks, and golf enthusiasts will appreciate having world-class courses on the doorstep, including the prestigious Wentworth and Sunningdale golf clubs.

For the commuter, transport links are convenient and efficient, including regular train services to London from Ascot station. Nearby access to both the M4 and M3 motorways ensures seamless travel to Heathrow Airport and the wider national motorway network.

Schooling is also well supported by a superb selection of highly regarded schools across both the independent and state sectors.

Postcode region: SL4

General

Local Authority: Royal Borough of Windsor & Maidenhead
Services: Mains electricity, gas, water and drainage. Underfloor heating
Council Tax: Band E
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

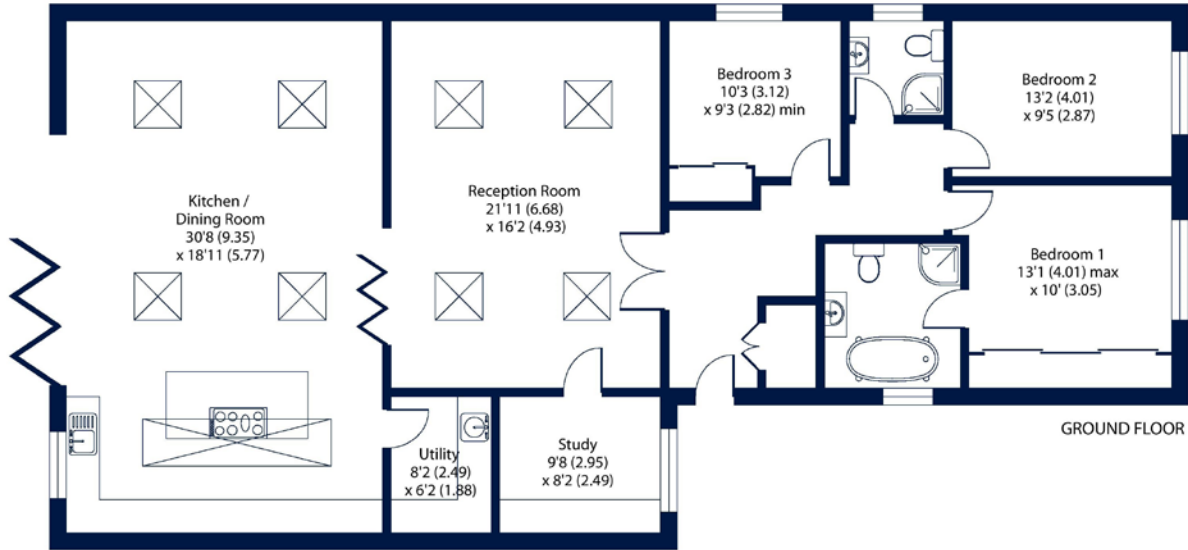
1,678 sq ft (164.2 sq m)
2 reception rooms
3/4 bedrooms | 2 bathrooms
Off-road parking
Landscaped garden
Private road location
Freehold | Village

Guide price £950,000

Capel Kiln Lane, Winkfield, Windsor, SL4

Approximate Area = 1768 sq ft / 164.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions REF: 1341070

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