



# 7 Aston Cottages

Lovel Road, Winkfield, Berkshire

## A charming semi-detached cottage with a green open outlook to the rear, in a desirable village setting

With a pretty façade and plenty of curb-appeal, this enhanced semi-detached cottage offers immaculate presentation with a stylish, modern interior. The rear garden benefits from a southerly aspect and views over the village recreation ground, with fields and woodland beyond. Positioned in a semi-rural situation, the property is within easy reach of amenities



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**OFF-ROAD PARKING**



**SOUTH-FACING GARDEN**



**FREEHOLD**



**VILLAGE**



**1334 SQ FT**



**GUIDE PRICE  
£750,000**



### The property

Enjoying a sense of the countryside with facilities close at hand, the property offers a home full of character combined with contemporary design. Painted brick elevations and grey window surrounds create visual appeal, with the interior revealing pleasing attention to detail and a versatile arrangement of rooms. Light, natural décor throughout generates a calming ambience, with effortless flow between reception areas.

On the ground floor, the reception hall has cupboard storage for outdoor wear and beautiful natural-look flooring that extends across the lower level providing practicality and appealing cohesion. A door leads through to the bright, generously proportioned sitting room, where bi-folding doors allow a seamless transition to the rear garden for that sought-after indoor/outdoor living environment. This relaxed setting features a fireplace focal point with the warming aura of a dual fuel log burning stove and double, glazed doors which link to the adjoining dining room. Well-designed to take full advantage of

the space on offer, the adjacent kitchen has sleek cabinetry, integrated appliances and stonework surface. A flexible-use family room, incorporating a useful cloakroom, completes the accommodation on this level, giving options to provide a guest-suite, a children's playroom, or a working-from-home zone, with doors to the outside.

The dog-leg stairway rises to the upper quarters where elevated views over the surrounding countryside can be enjoyed. There are four rooms comprising the principal bedroom with en suite shower room, two bedrooms, a well-fitted, flexible-use dressing room/bedroom 4, and a family bathroom.



## Outside

White painted, low-level walls with pillars and picket-fence infills enhance the boundary at the front of the property. A pedestrian gate opens onto a path which leads to the covered entrance porch, whilst a gravelled driveway to the side of the house provides parking.

A paved patio adjoins the back of the cottage with a further terraced area of shingle and brick-weave creating an additional seating zone for dining and relaxation. Mature shrubs and ornamental trees add interest, and wrought iron railings form the partition at the end of the garden and allow an open view across the village recreation ground.

## Location

The property is situated on the fringes of the picturesque village of Winkfield, with wonderful walking, cycling and riding opportunities on the doorstep. Nearby, the popular The Old Hatchet public house and the 18th century Winning Post gastropub offer sociable venues for leisure-time. Both Ascot and

Windsor are within easy reach providing a comprehensive selection of shopping, leisure and cultural amenities.

Communication links are excellent with the M4 motorway within reach and linking to major road networks, and train services to London from Ascot, Windsor and Maidenhead (Elizabeth Line).

Sporting and recreational facilities in the area are excellent and include golf at the world-famous Wentworth, Sunningdale, The Berkshire and Swinley Forest Golf Clubs, and horse racing at Ascot and Windsor Racecourses. For walking and riding enthusiasts, Windsor Great Park and the surrounding countryside offer ideal settings for outdoor pursuits; spa facilities are available at The Berystede, Coworth Park and Penny Hill Park.

There are excellent schools in the area, in both the state and independent sectors.



## Distances

- Ascot High Street 2.1 miles
- Windsor 4.5 miles
- Sunningdale 4.8 miles
- Heathrow Airport (T5) 12.3 miles
- Central London 28.4 miles

## Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Windsor & Eton Central
- Windsor & Eton Riverside

## Nearby Schools

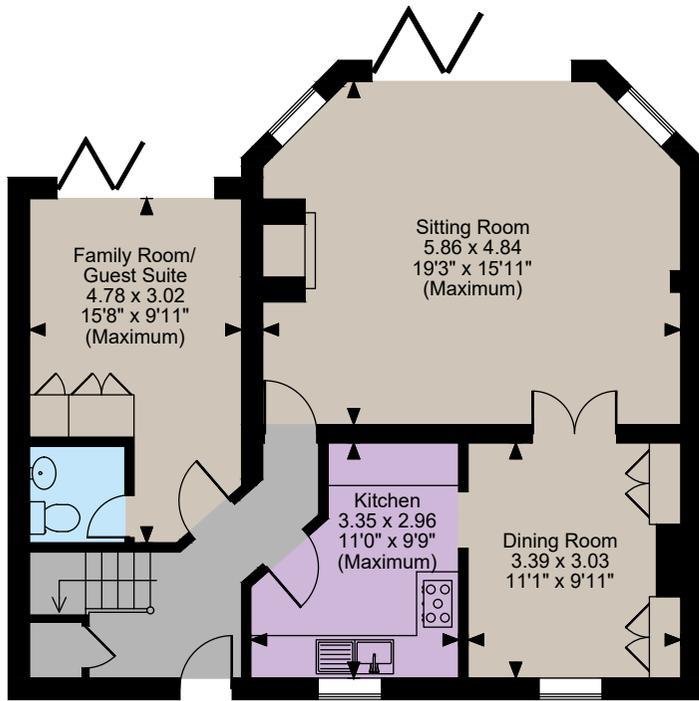
- Cranbourne Primary School
- Lambrook, Winkfield Row
- Windsor Boys'
- Windsor Girls'
- St. George's, Ascot

- St. Mary's, Ascot
- Heathfield, Ascot
- LVS Ascot
- Papplewick, Ascot
- Charters, Sunningdale
- ACS International School, Egham
- The American International School, Thorpe
- Eton College

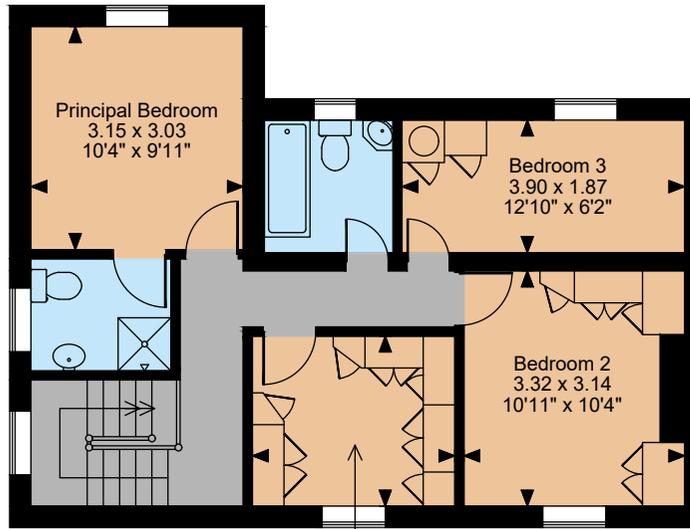
## Key Locations

- The Royal County Of Berkshire Polo Club
- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse
- The Savill Garden
- Virginia Water Lake
- LEGOLAND Windsor Resort



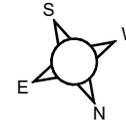


Ground Floor



First Floor

Bedroom 4/  
Dressing Room  
2.88 x 2.40  
9'5" x 7'10"



**Floorplans**

House internal area 1,334 sq ft (124 sq m)  
For identification purposes only.

**Directions**

Post Code: SL4 2ET

what3words: ///income.budget.hungry

**General**

Local Authority: Bracknell Forest Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band E

EPC Rating: D

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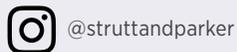
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