



The Beeches

Newell Green, Warfield, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stylish 3-bedroom single-storey house with light-filled accommodation, in a village setting

An elegantly appointed, detached bungalow with light, airy accommodation, set within a highly desirable and well-connected position in the village of Warfield. The property lies just moments from the village's local amenities, while an excellent network of road and rail links provide access to the surrounding towns and beyond.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



GATED PARKING



LANDSCAPED GARDEN



FREEHOLD



VILLAGE



1260 SQ FT



**GUIDE PRICE
£775,000**

The property

The Beeches is a highly attractive, modern detached bungalow offering three bedrooms and open-plan living arranged on a single level. The home features elegant contemporary styling, with a neutral colour palette, understated, high-quality finishes, and under-floor heating throughout.

At the rear of the house lies an impressive open-plan reception room combining sitting, dining and kitchen areas. The west-facing aspect floods the space with afternoon and evening sunlight, while bi-fold doors create an effortless connection between inside and outdoor living. Gable end windows and a lofty vaulted ceiling further enhance the sense of light and openness. The room is finished with parquet flooring and features a fireplace with a log burner. The kitchen is equipped with sleek white contemporary units to base and wall level, LED lighting to the units and plinths, and integrated appliances including a dual oven and a 5-ring gas hob with extractor hood.

There are three bedrooms, two positioned at the front of the property and one to the rear. The generously proportioned principal bedroom at the rear has bi-fold doors opening out to the garden, as well as extensive built-in wardrobes and an en suite shower room.

One of the front bedrooms is currently being utilised as a study with its bespoke built-in Murphy bed and storage, and full-height windows creating a practical and light-filled working environment. The remaining bedroom is a well-presented double with picture frame wall mouldings, fitted storage and full-height windows. A family bathroom, with a bathtub and shower over, completes the accommodation.



Outside

To the front, electrically operated security gates open onto a tarmac driveway that culminates in a parking area, providing plenty of parking for several vehicles. A side gate affords access to the rear garden, where a raised patio spans the width of the house and steps lead down to the lawn. The garden is enclosed by wood panel fencing to provide privacy, complemented by raised flower/shrub beds and pleached trees. A further patio beneath a gazebo creates sheltered and thoughtfully designed entertaining space, complete with an outdoor kitchen, bbq area and seating.

Location

The property 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 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, 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 10) 6.1 miles
- M25 (Jct 12) 13.8 miles
- M3 (Jct 3) 6.9 miles
- Ascot High Street 4.3 miles
- Maidenhead 7.4 miles
- Windsor 7.9 miles
- Heathrow Airport (T5) 16 miles
- Central London 34 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse
- The Savill Garden
- Virginia Water Lake
- LEGOLAND Windsor Resort
- Runnymede
- Cliveden House

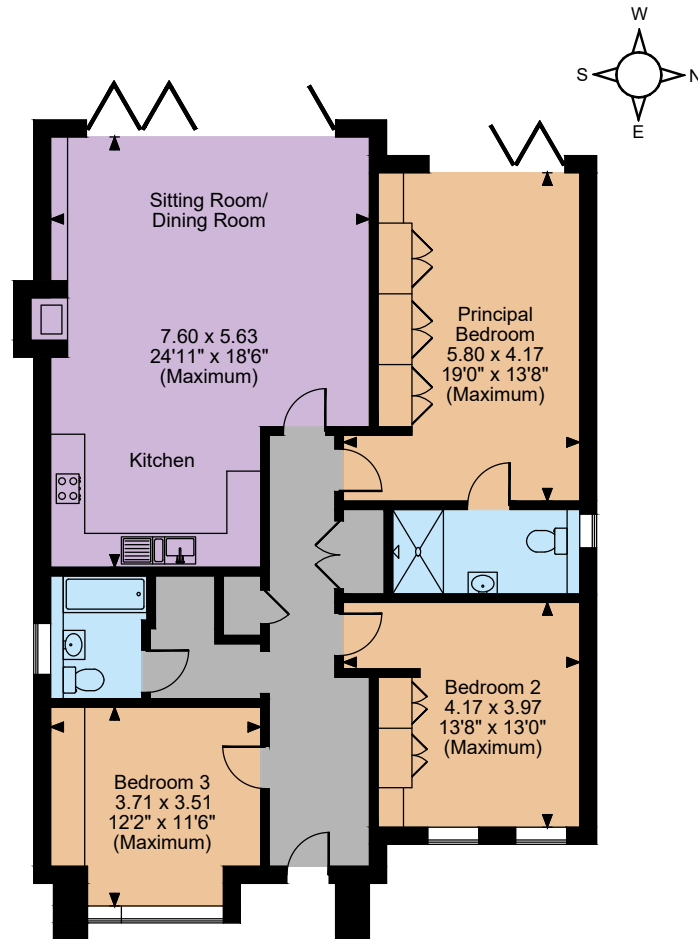
Nearby Stations

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

Nearby Schools

- Warfield CE Primary School
- Whitegrove Primary School
- Lambrook, Winkfield Row
- St. George's, Ascot
- St. Mary's, Ascot
- Heathfield, Ascot
- LVS Ascot
- Papplewick, Ascot
- Windsor Boys'
- Windsor Girls'
- ACS International School, Egham
- The American International School, Thorpe
- Eton College





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

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Floorplans

House internal area 1,260 sq ft (117 sq m)

For identification purposes only.

Directions

Post Code: RG42 6AB

what3words: ///fuels.taken.hired

General

Local Authority: Bracknell Forest Council – Tel. 01344 352000

Services: Mains electricity, gas, water and drainage.
Under-floor heating.

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

Council Tax: Band G

EPC Rating: B

Ascot

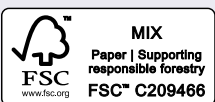
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