



# 1 Newell Cottages

Newell Green, Warfield, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A charming semi-detached Victorian cottage within the well-regarded hamlet of Newell Green

Set in a charming location, a beautifully presented Victorian cottage that has been thoughtfully refurbished by the present owners and offers a perfect blend of character and comfort.



**1 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**OFF-ROAD PARKING**



**GARDEN**



**FREEHOLD**



**SEMI RURAL**



**1,300 SQ FT**



**GUIDE PRICE  
£650,000**



### The property

A semi-detached family house that has been recently renovated and showcases a fusion of period charm and modern design, resulting in an inviting home of timeless style.

On the ground floor, a bright and airy sitting/dining room enjoys a front and rear aspect and features a wood-burning stove that serves as an attractive focal point. Stone flooring flows seamlessly from this room into the impressive 21ft. kitchen/breakfast room which is a standout feature of the property and is fitted with a sleek range of cabinetry, contrasting countertops, and a range-style cooker. Bi-fold doors open out to the garden, providing a wonderful connection between and indoor-outdoor living, and adjacent to the kitchen is a utility room and useful WC.

Upstairs, there are two bedrooms on the first floor, along with a family shower room, whilst the second floor is dedicated to the sumptuous principal bedroom where double doors open to a Juliet balcony overlooking the garden, and a striking en-suite

bathroom, complete with a double shower cubicle and a luxurious freestanding bath.

### Outside

The property benefits from a private driveway, providing convenient off-street parking. A side gate provides easy access to the enclosed rear garden that has been thoughtfully designed for low-maintenance living and comprises an area of lawn and a paved patio, perfect for outdoor dining and relaxation during the warmer months.

### 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

### Nearby Stations

- Bracknell
- Martins Heron
- 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
- Cliveden House

### 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





For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Floorplans

House internal area 1,300 sq ft (120.77 sq m)  
For identification purposes only.

### Directions

Post Code: RG42 6AB

///payer.salad.behind

### General

**Local Authority:** Bracknell Forest Council – Tel. 01344 352000

**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 D

**EPC Rating:** C

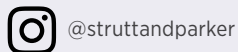
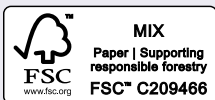
### Ascot

37 High Street, Ascot, Berkshire SL5 7HG

**01344 636960**

ascot@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

