

Pinket Place  
North Street, Winkfield, Berksire



Strutt  
& Parker

Land and property. Since 1885.

A charming semi-detached cottage blending character with modern living. Key highlights include a sleek kitchen and conservatory/dining area with bi-fold doors offering seamless indoor-outdoor living

#### The property

A beautifully presented, semi-detached period cottage featuring a striking kitchen and conservatory extension that serves as the heart of the home. The bespoke kitchen is finished in a sophisticated deep blue with white worksurfaces, and is equipped with a classic butler sink, and various appliances. This area flows seamlessly into a light and airy conservatory, where feature exposed brick walls and anthracite glazing create a stunning contemporary aesthetic. A wall of bi-folding doors open the entire space out to the garden, offering an 'infinity' view over the garden and rustic landscape beyond.

The ground floor continues with an elegant living room, a versatile study/third bedroom, and a modern bathroom. Upstairs, the landing leads to the principal bedroom that enjoys elevated, rural views, and a second bedroom.

Externally the property benefits from off-road parking for two cars to the front, and a south-east facing rear garden. Designed for low-maintenance enjoyment, the garden features artificial grass and provides a perfect vantage point for the field views.



#### 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 White Hart 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.

Sporting and recreational facilities include polo at Guards & Royal County of Berkshire Polo Clubs, golf at Wentworth, Sunningdale, The Berkshire and Swinley Forest, horse-racing at Ascot and Windsor and rowing at Maidenhead Rowing Club and on Dorney Lake. Spa facilities are available at The Berystede, Coworth Park and Penny Hill Park, and walking and riding may be enjoyed in the magnificent Windsor Great Park.

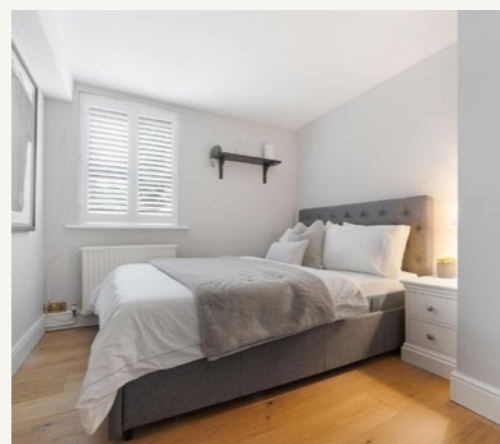
Communication links are excellent with the M4 motorway within reach and linking to major road networks, and train services to London from Ascot, Windsor and Maidenhead (Elizabeth Line).

Educational opportunities in the region are superb, in both the state and independent sectors, and schools include St. George's, St. Mary's, Heathfield, Papplewick and The Marist in Ascot, Sunningdale School and Charters School in Sunningdale, and Lambrook School in Winkfield Row. For international schooling, TISIS (The American International School) is in Thorpe, and ACS International School is in Egham.

Postcode region: SL4

#### General

Local Authority: Bracknell Forest Council - Tel. 01344 352000  
Services: Mains electricity, gas, water and drainage.  
Council Tax: Band E  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

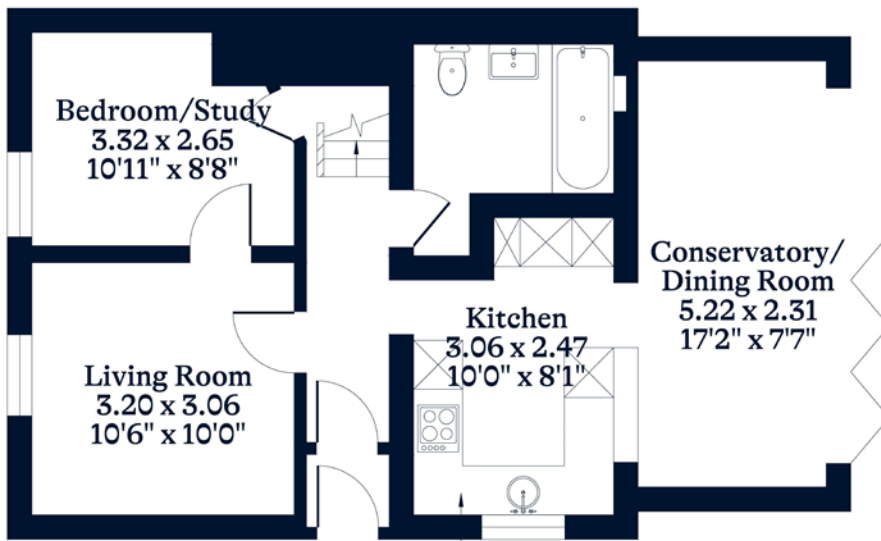


861 sq ft (80 sq m)  
2 reception rooms  
2-3 bedrooms  
Off-road parking  
South-east facing garden  
Freehold | Village

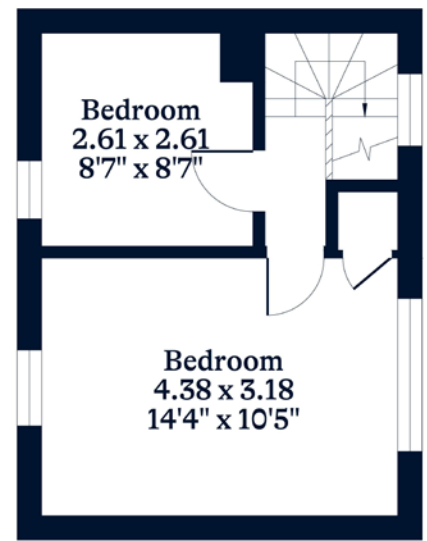
Guide price £535,000

**APPROXIMATE FLOOR AREA**  
House - 80.00 sq m - 861 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purposes only



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Strutt & Parker Ascot

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