



Elm Lodge, Twyford Road, Binfield, Berkshire

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Elm Lodge

Twyford Road

Binfield, Berkshire

RG42 5QJ

An exquisite Grade II listed country house with picturesque countryside views

M4 (Jct 8/9) 7 miles, M4 (Jct 10) 6.3 miles, Waltham St. Lawrence 2.7 miles, Twyford station 3.7 miles, Maidenhead 7.3 miles, Ascot 8 miles, Henley 9.3 miles, Marlow 10 miles, Heathrow Airport (T5) 20 miles, Central London 34 miles

Reception hall | Sitting room | Family room
Study | Conservatory | Kitchen/breakfast room
Utility/boot room | Cloakroom | 4 Bedrooms (3 with en suite facilities) | Family bathroom
Basement | Brick-built shed/outbuilding
Gardener's WC | Gardens and grounds | About 0.8 acres | EPC rating E

The property

Believed to date from the 1770s, Elm Lodge offers elegance and charm, blended perfectly with contemporary styling to create a stunning home ideally suited to modern lifestyles. Beyond the attractive, wisteria-clad trellis and monochrome tiled floor of the entrance porch, the mellow tones of the stripped elm wood floor in the reception hall offers a warm welcome and extends across many of the rooms within. Beautifully preserved characteristics include sash windows with panelled shutters, cast iron fireplaces and decorative tile inserts, arched alcoves, and dado rails. On the ground floor, the free-flowing layout provides a study with steps leading down into the adjoining sitting room and on the opposite side of the hallway, a family room that opens into an orangery. Filled with natural light, courtesy of a lantern skylight, this sunny setting has a link through to an impressive kitchen/breakfast room. Fitted with sleek cabinetry, with Corian work surfaces and integrated appliances, the well-designed kitchen features an island unit with

rustic topped breakfast bar; a wall of bi-folding glazed doors open to the garden terrace providing a seamless transition from the inside to the outside environment. A utility/boot room and a cloakroom complete the ground floor accommodation, and there is also a cellar.

On the first floor there are four bedrooms with the luxurious principal room enjoying a triple aspect and having the advantage of an en suite shower room. Two of the bedrooms have access to a Jack-and-Jill shower room and there is a family bathroom with vintage roll-top tub and shower cubicle.

Outside

The attractive, automated gated entrance leads on to a gravelled driveway with several majestic trees interspersed within the lawned areas which surround the property. There is an area of pavers fronting the entrance to the home which extends forming a pathway around to the side and rear of the property. A gravelled terrace, with direct access from the kitchen/breakfast room offers opportunities for outdoor dining and relaxation whilst taking in the view over the adjoining landscape; post and wire fencing to the boundaries allows residents to enjoy the 'borrowed landscape'. An outbuilding, located to the rear, offers storage and the potential for conversion into a home office or gym.



Location

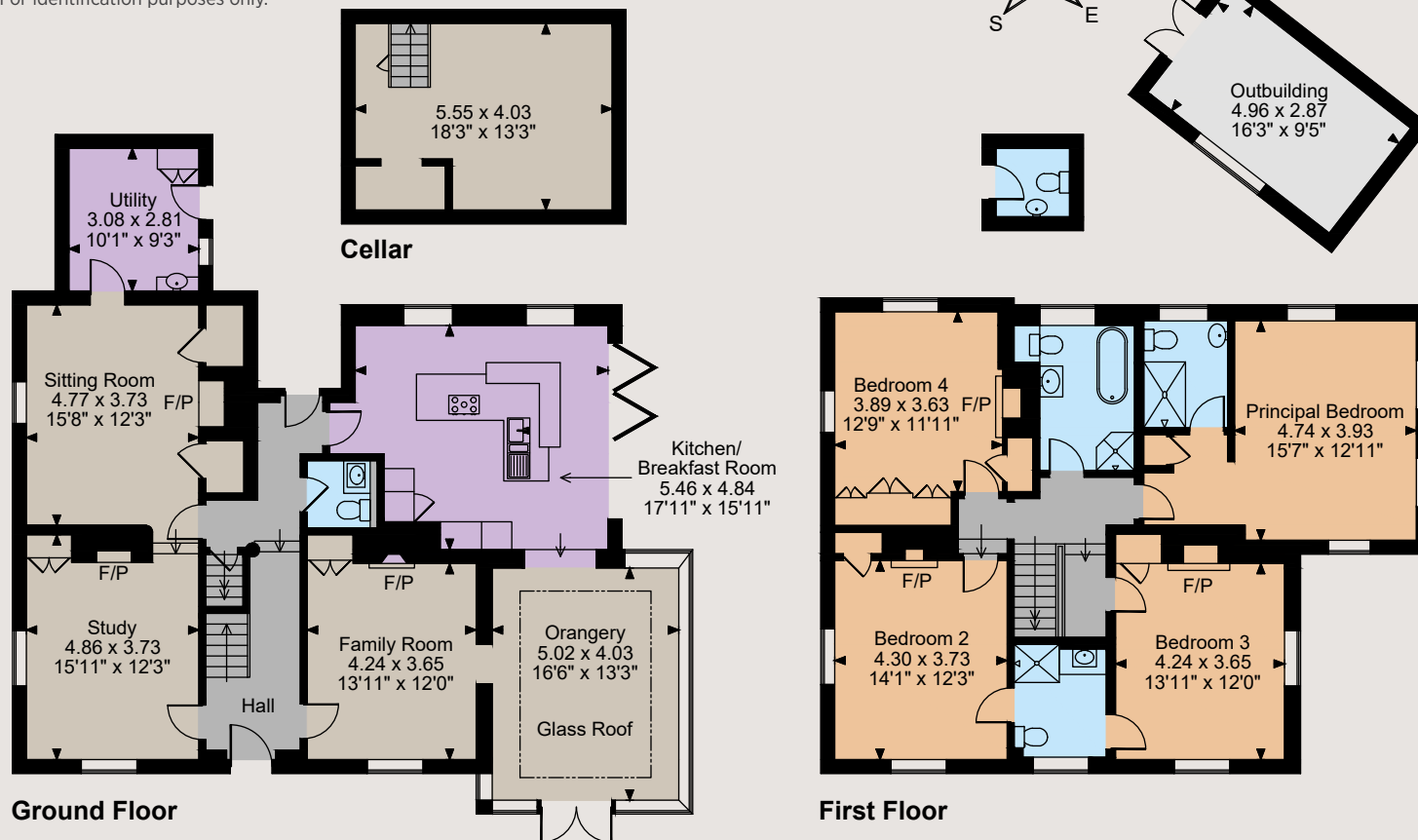
Elm Lodge is situated to the north of Binfield in a picturesque rural setting with access to miles of walking, cycling and riding routes on the doorstep, yet is within easy reach of Binfield village with its local shops and restaurants. A more extensive range of facilities can be found nearby in Ascot, Windsor, Maidenhead and Bracknell, the latter having a popular shopping centre, The Lexicon. For road users, junctions to join the M4, M3 and M40 are easily accessible and for commuters, there are non-stop train services to/from London Paddington from Twyford and Maidenhead, as well as access to Crossrail. Trains to Waterloo run from Bracknell and Ascot stations. Educational opportunities in the vicinity include the highly regarded Lambrook, St Mary's School, Papplewick, Dolphin and Heathfield School. Sporting/leisure facilities in the area are varied and include several well-regarded golf clubs, horse racing at Ascot and Windsor; Binfield village has a cricket club and football club and tennis courts; Waltham St. Lawrence cricket club is in nearby Shurlock Row.

Directions

From London, exit the M4 at Junction 8/9. Follow the signs for the A308(M) and then the A330 signposted to Ascot. At Touchen End take the right hand turn to Paley Street onto the B3024. After 0.6 miles, turn left onto Howe Lane. After 0.7 miles, continue straight on at the roundabout. After 1.6 miles, turn right at the T-junction onto the B3018/Twyford Road. Elm Lodge is on the right at the second bend.



Floorplans
House internal area 2,831 sq ft (263 sq m)
Shed and Gardener's WC 178 sq ft (17 sq m)
For identification purposes only.



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

Local Authority: Bracknell Forest Council
Services: Mains electricity and water. LPG gas in buried 2200 litre tank (automated top-up). Private drainage via 2022 sewage treatment tank. Police-informed alarm, 4-zone hard-wired Sonos sound system, Gigaclear high-speed fibre optic broadband (300mps) connected
Council Tax Bands: House - G
Tenure: Freehold
Guide Price: £1,600,000

Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

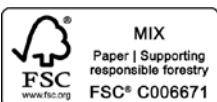
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