



Croft House  
St. Marys Lane, Winkfield, Berkshire

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BNP PARIBAS GROUP

# Croft House

## St. Marys Lane

## Winkfield

## Berkshire

## SL4 4SH

A fine country home set within 1.27 acres, in the heart of polo country

M4 (Jct 6) 6.6 miles, M3 (Jct 3) 6.7 miles, M25 (Jct 13) 11 miles, Ascot station 3.9 miles (London Waterloo 56 minutes), Heathrow Airport (Terminal 5) 14 miles, Central London 29 miles

Reception hall | Sitting room | Dining room  
Family room | Study | Kitchen | Utility room  
Cloakroom

Principal bedroom with en suite dressing room and shower room | 3 Further bedrooms  
2 Family bathrooms

Annexe comprising galleried reception room, Kitchen, 2 bedrooms and a shower room

Double garage | Workshop with gardener's WC

Gardens | Approximately 1.27 acres

EPC rating C

### Location

Croft House enjoys a semi-rural location in the heart of polo country, close to Windsor Forest and just north of Ascot, the highly sought-after town known for its world-famous racecourse. Ascot itself has a bustling High Street with a variety of shops and a good choice of pubs, bars and restaurants, whilst nearby Sunningdale also has a range of shops including a Waitrose store. It is worth noting that the popular country public houses, The White Hart and the Winning Post, are less than three quarters of a mile away from the property.

Leisure facilities are plentiful and of excellent quality in the surrounding area, with the impressive Windsor Great Park within easy reach, polo available at the nearby Royal Berkshire Polo Club and Smith's Lawn in the Great Park, and the renowned Wentworth and Sunningdale golf clubs close at hand.

For road users, junctions to join the M4 and M3 are within easy reach and for commuters, Central London is easily accessible by rail (under an hour to London Waterloo).

The area is noted for its excellent schools, both in the independent and state sectors, including Winkfield St. Mary's C of E Primary School in the village, Lambrook, Meadowbrook Montessori, Papplewick, Heathfield, LVS Ascot, St. George's and Eton College.





## The property

Set well back from the lane and screened by hedging and mature shrubs/trees, Croft House is an attractive family home that enjoys a high degree of privacy and seclusion, yet is within easy reach of local amenities.

The property features versatile living space with the additional benefit of ancillary accommodation in the form of a detached annexe; a fantastic opportunity for inter-generational living, or for generating an income stream.

The house is entered via spacious and welcoming reception room from which the principal rooms radiate including the 22 ft sitting room featuring an open inglenook fireplace (gas), which is open-plan with a further reception area and enjoys access to south-facing patio. There are two further reception rooms: the formal dining room and a study.

The light and spacious kitchen is fitted with a comprehensive range of units to base and wall level, providing plenty of storage space, as well as integrated appliances; this room has access to a further patio area. A utility room and a separate cloakroom completes the accommodation on the ground floor.

Upstairs, a galleried landing has space for a seating/relaxation area and provides access to four bedrooms, including the principal bedroom with double doors opening out to a Juliette balcony overlooking the garden, an en suite dressing room and a shower room. Two family bathrooms service the remaining bedrooms (one with a Juliette balcony).







## The Annexe

The detached annexe is set away from the main house and boasts an impressive galleried sitting room with a lofty, oak-beamed vaulted ceiling, a kitchen, two bedrooms and a shower room. Under-floor heating features throughout. A patio area located between the annexe and main house is host to a hot tub/spa.

## Outside

To the front, the property is approached via a remote controlled entrance gate opening onto a sizeable driveway with turning circle. There is parking for numerous vehicles, in addition to the extended double garage, with remote controlled roll-over door. There is an adjoining workshop with gardener's WC.

The lawned gardens are enclosed to three sides by clipped hedging that provides seclusion and privacy, and various paved patio/seating areas provide options for al fresco dining, entertaining and/or relaxation. Premium Steinel security floodlights complement both properties.



Approximate Floor Area = 300.7 sq m / 3237 sq ft  
 Garage = 46.9 sq m / 505 sq ft  
 Annex = 114.3 sq m / 1230 sq ft  
 Total = 461.9 sq m / 4972 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64878

## Directions

With Strutt & Parker's Ascot office on the left, head along the High Street and at the roundabout, turn left onto Winkfield Road/A330. At the next roundabout take the second exit, followed immediately by the first exit at the next roundabout, to stay on Winkfield Road/A330 and then after a mile, turn left onto Lovel Road. Turn left at the T-junction onto Pigeonhouse Lane and after just less than a mile, turn right onto St. Marys Lane. You will find the property on the right-hand side.

## General

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

**Services:** Mains electricity, gas, water and drainage. Gas central heating

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,200,000

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

**Covenants and/or restrictions:** There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

## Ascot

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Over 50 offices across England and Scotland,  
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