

Four Winds
Tickleback Row, Warfield, Berkshire



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A substantial detached residence offering flexible and spacious accommodation, set within beautifully maintained, extensive gardens in a sought-after semi-rural location

Four Winds is a generous property, offering versatile and light-filled accommodation arranged primarily over a single floor. Set in an enviable and private position, the home is ideally suited to both modern family life and large-scale entertaining, with expansive rooms and a connection to the outdoors.

The property opens into a large and welcoming entrance hall with ample built-in storage, creating an immediate sense of space and practicality. The heart of the home is the impressive 35ft dual-aspect sitting and dining room, featuring a feature fireplace and providing an exceptional setting for social gatherings, with an adjoining conservatory flooded with natural light and enjoying peaceful views across the surrounding grounds. The kitchen/breakfast room is well-appointed with a range-style cooker and a selection of wall and base units.

Also on the ground floor are four well-proportioned bedrooms, all benefitting from fitted wardrobes. The principal bedroom forms a particularly generous suite with an en suite bathroom and garden views, while the three additional double bedrooms are served by a family shower room. On the upper floor, a substantial additional room with skylights offers excellent versatility as a fifth bedroom, home office or media room.

The property is approached via a private driveway providing parking for numerous vehicles and leading to an oversized double garage. The house sits within a substantial, level plot laid mainly to lawn, with established trees and mature hedging offering a high degree of privacy and a leafy outlook from all principal rooms. A paved terrace to the side of the house provides an ideal space for al fresco dining and enjoying the tranquil surroundings.



**2,822 sq ft (262 sq m) inc.
garage
3 reception rooms
4 bedrooms & loft room
2 bathrooms
Double garage
Extensive gardens, 0.94 acre
Freehold | Semi-rural**

Guide price £1,250,000

Location

The property is set within a highly desirable semi-rural village location on the edge of open Berkshire countryside, yet within easy reach of excellent amenities and transport connections. Warfield itself offers a range of local facilities including a traditional pubs, primary schooling, a garden centre (Moss End), and access to extensive walks and green space, creating a strong village community feel. Nearby Bracknell provides a comprehensive selection of retail, leisure and dining facilities, including The Lexicon shopping centre, while Ascot, Windsor, Maidenhead and Reading are all within easy reach, each offering a wider choice of restaurants, boutique shopping and cultural attractions.

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, Charters and Sunningdale School, and Lambrook School in Winkfield Row. For international schooling, TASIS (The American International School) is in Thorpe, and ACS International School is in Egham.

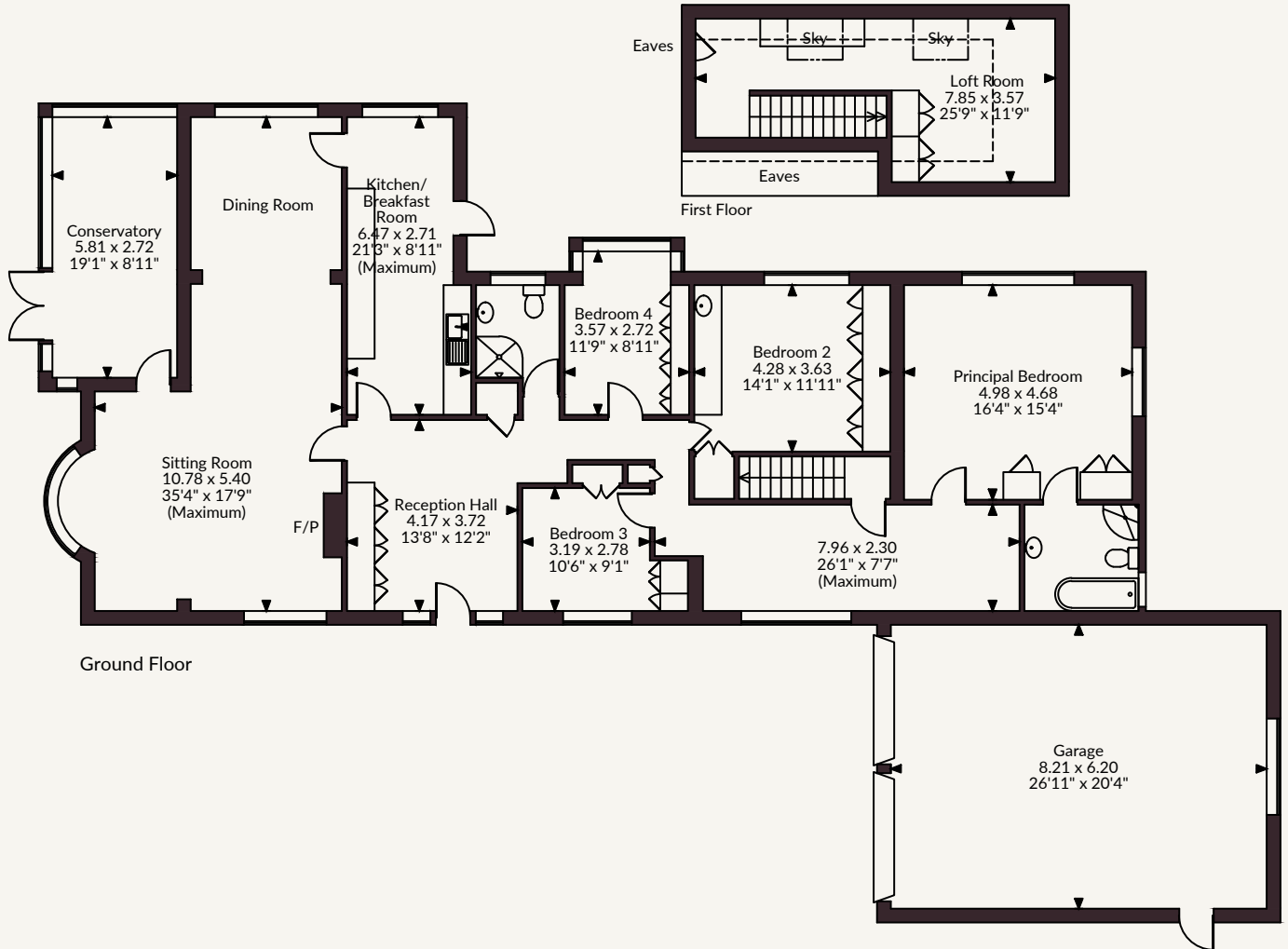
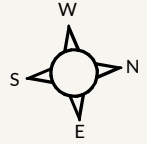
Transport links are excellent: London Paddington is available from Maidenhead and Slough stations (both on the Elizabeth Line line), whilst Ascot, Bracknell, Martins Heron and Windsor stations provide regular rail services to London Waterloo; the M4, M3 and M25 motorways are all within convenient driving distance, providing easy access to London, Heathrow and Gatwick Airports, and the wider motorway network.

Postcode region: RG42

General

Local Authority: Bracknell Forest Council
Services: Mains electricity, gas and water. Private drainage: Sewage treatment plant.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
(High speed is offered by Gigaclear and up to 900 Mbps)

Four Winds Tickleback Row, Warfield
 Main House internal area 2,274 sq ft (211 sq m)
 Garage internal area 548 sq ft (51 sq m)
 Total internal area 2,822 sq ft (262 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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