

3 Toonagh
Winkfield Street, Winkfield, Berkshire



Strutt
& Parker

Land and property. Since 1885.

A distinguished period residence featuring vibrant, contemporary interiors and elegant character details, set within beautiful gardens in a desirable village location

Forming part of a fine country house, believed to have been built for Lord George Pratt in 1891, an exceptional home that combines traditional architectural elegance with striking contemporary interiors. Beautifully renovated throughout, the property offers thoughtfully designed accommodation characterised by high ceilings, ornate cornicing, elegant joinery and a sophisticated use of colour, creating a home of considerable style and character.

At the heart of the home is the impressive open-plan kitchen and breakfast room. This bright space features a range-style cooker, bespoke cabinetry, marble worksurfaces, and a central island providing informal seating. French doors open directly to the garden and terrace, flooding the room with light and creating a perfect flow for family life and entertaining. Adjacent, the elegant sitting room features French doors to the front of the property, centred around a handsome fireplace with a wood-burning stove. A practical boot room and a separate cloakroom complete the ground floor.

The first floor features a principal bedroom forming an impressive suite, equipped with extensive fitted wardrobes and an en-suite bathroom with twin wash basins, a walk-in shower and a freestanding roll-top bath. Two further well-proportioned bedrooms are located on this level, both served by a beautifully appointed family bathroom.

Outside

The property is approached via electric timber gates, opening onto a generous gravelled driveway that provides ample parking for several vehicles. To the rear, the landscaped garden offers a perfect balance of open lawn, mature hedging, and specimen



trees, creating an attractive sense of privacy. A spacious stone terrace adjoins the house, providing an ideal setting for al fresco dining while overlooking decorative pebble beds and well-stocked borders. Completing the gardens are a timber-framed greenhouse, useful garden sheds and a variety of mature planting that enhances the property's established setting.

Location

The property enjoys a semi-rural setting within the village of Winkfield, where wonderful walks can be enjoyed. The popular gastro pub, the Winning Post, is just a stone's throw away. Ascot, Windsor, and Bracknell are all nearby providing a comprehensive selection of shopping, leisure and cultural amenities.

Communication links are excellent with the M4, M3 and M25 motorways within easy reach and linking to major road networks and providing access to Heathrow and Gatwick Airports. Regular train services to London are available from Ascot, and Maidenhead (Elizabeth Line).

There are numerous excellent schools in the area in both the state and independent sectors, including Lambrook in Winkfield Row (just over a mile from the property).

Recreational facilities in the area include horse riding and polo in Windsor Great Park; horse-racing at Ascot and Windsor; golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire; rowing at Maidenhead Rowing Club and Dorney Lake.

Postcode region: SL4

General

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

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry title deed, details of which will be made available by the vendor's solicitors on request

1,759 sq ft (163 sq m)

1 reception room

3 bedrooms | 2 bathrooms

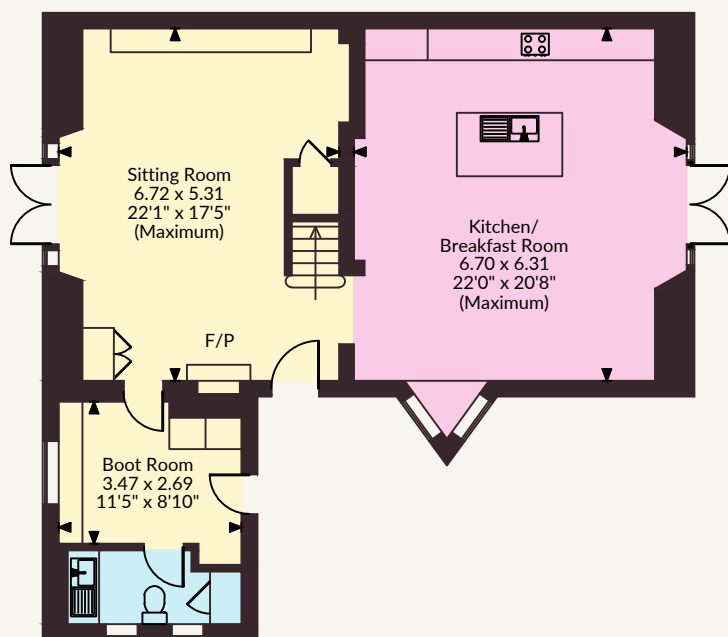
Gated parking

Freehold | Village location

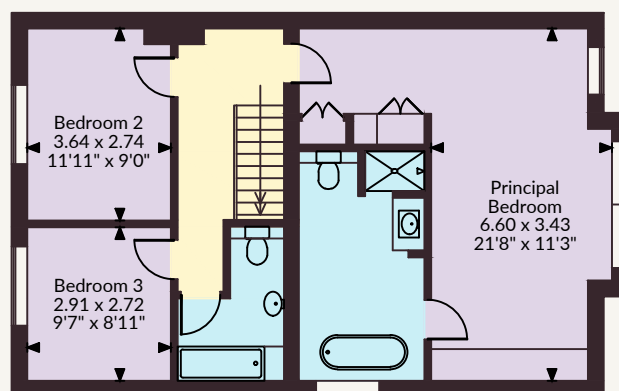
Guide price £1,150,000



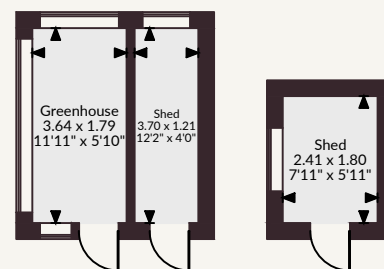
Toonagh, Winkfield Street, Winkfield
 Main House internal area 1,759 sq ft (163 sq m)
 Outbuilding internal area 172 sq ft (16 sq m)
 Total internal area 1,931 sq ft (179 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Strutt & Parker Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960 | ascot@struttandparker.com



@struttandparker struttandparker.com

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