



# Cuckoo Cottage

Warfield Street, Warfield, Berkshire

## A charming detached period house, set in magnificent rolling gardens, in the highly regarded village of Warfield

A delightful period cottage set in extensive gardens and occupying a sought-after position on the edge of the small village of Warfield. The property features a splendid thatched roof and part-timber-clad elevations, while inside there are exposed beams and various character features, as well as attractive styling throughout.



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**2 X DOUBLE GARAGES & S/C ANNEXE**



**5 ACRES**



**FREEHOLD**



**VILLAGE**



**5,710 SQ FT**



**GUIDE PRICE  
£2,250,000**



### The property

Set within 5 acres of lovely gardens and grounds, Cuckoo Cottage is a handsome character property, boasting a wealth of period features and spacious accommodation arranged over two floors. The property is arranged to provide five bedrooms and five reception rooms, complemented by a self-contained studio-style annexe above the garage.

The main reception room is the 29ft drawing room, which acts as a welcoming entrance hall and features an impressive fireplace fitted with a wood burning stove. Additional ground floor reception rooms include the dual aspect formal dining room, the study and the comfortable sitting room, also with fireplace and woodburning stove. Double doors lead from the sitting room to the sunny garden room, which has a vaulted ceiling, wooden flooring and bi-fold doors opening onto the garden. Additionally, the ground floor has a well-equipped kitchen with modern styling, including sleek white fitted units, a central island with an integral breakfast bar, and an original cast-iron oven and stove.

The turned staircase leads to the first floor, where there are five well-presented bedrooms. These include the generous principal bedroom with its dressing room, as well as two other bedrooms with built-in storage. The first floor also includes a family bathroom and a separate shower room.

There is also ancillary accommodation above the detached garage, in the form of a studio-style reception room/bedroom with double doors opening onto a balcony. There is also a shower room and access to eaves storage. This space is useful for hosting guests or family members.



## Outside

At the entrance to the property, electric gates open onto the long driveway, which leads through the beautiful gardens to the garage at the side of the house. There is plenty of parking in front of the garage, as well as further parking and storage in the garage itself, which also houses a utility room. Additional outbuildings include a second garage, large L-shaped 2-storey workshop, and further stable block.

The gardens surrounding the house feature stunning rolling lawns and meadows, dotted with mature trees, established shrubs and well-stocked border beds. There is also an extensive patio for al fresco dining, a peaceful, natural pond, and a heated outdoor swimming pool with its own sun terrace.

N.B. There is independent access to the further garaging and workshops, from Gibbons Lane.

## Location

The property is located in the sought-after Berkshire village of Warfield. Warfield has two pubs and several

other amenities, while there are everyday facilities, including local shops and a post office in nearby Binfield. The popular towns of Ascot and Windsor are close-at-hand, while there is an excellent choice of leisure facilities in the area, including golf at Bird Hills Golf Centre. Bracknell mainline station provides fast and regular services to London Waterloo (direct in 1 hour 4 minutes), while the area is well connected by road, with the A329(M) three and a half miles away, providing easy access to the M4.

The property enjoys a semi-rural location close to Windsor Forest and Windsor Great Park, yet is within easy reach of the excellent shopping and leisure amenities at Windsor, Ascot, Maidenhead and Bracknell, with its new shopping centre, The Lexicon.

The area also boasts some superb fine dining with Coworth Park in Ascot, as well as the Waterside Inn and Heston Blumenthal's restaurants in Bray. Closer to home is the popular Winning Post Hotel/Restaurant, located just two miles from the property.



## Distances

- Bracknell 1.6 miles
- Ascot 4.0 miles
- Windsor 7.5 miles
- Maidenhead 7.5 miles

## Key Locations

- Ascot Racecourse
- Windsor Castle
- Savill Garden
- Windsor Great Park
- Virginia Water Lake
- Bracknell Forest
- LEGOLAND Windsor Resort
- Runnymede





## Location (cont.)

For the commuter, the property is well placed for easy access to junction 8/9 of the M4 which provides access to the wider motorway network, Central London, and Heathrow and Gatwick Airports. Train services are available to London Waterloo from Ascot, Martins Heron, Bracknell and Windsor stations; London Paddington is also accessible from Slough and Maidenhead Stations (Elizabeth Line), and Windsor.

Sporting and leisure facilities in the area include golf at the world-famous Wentworth and Sunningdale golf clubs, Swinley Forest, and the nearby Bird Hills Golf Centre in Hawthorn Hill, and for the equestrian enthusiast, horse racing may be enjoyed at the Ascot and Windsor racecourses.

Educational opportunities in the region are superb, in both the state and independent sectors, and include the nearby Holyport College (sponsored by Eton College).

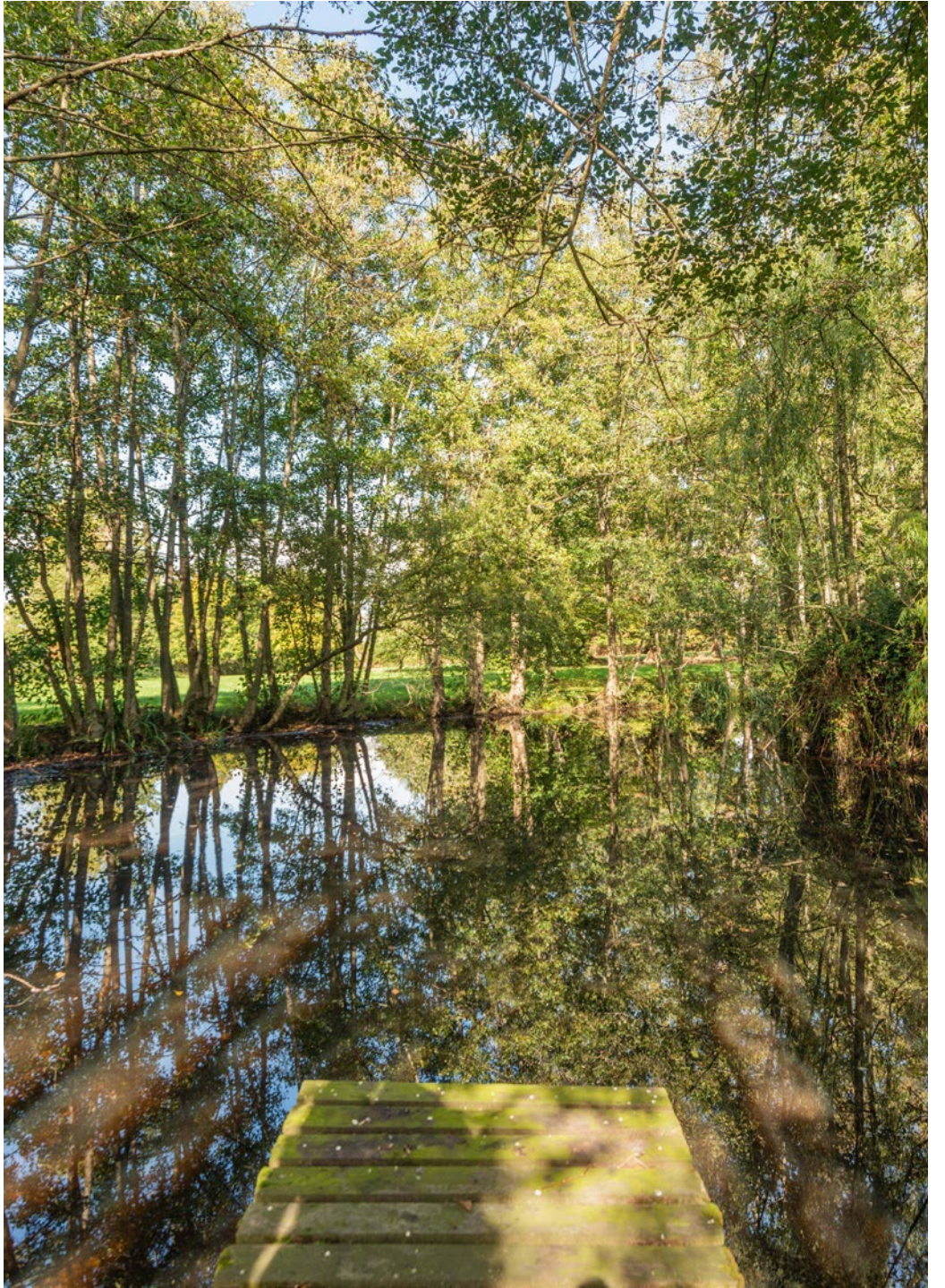
## Nearby Stations

- Ascot
- Bracknell
- Martins Heron
- Windsor Eton Riverside
- Windsor & Eton Central

## Nearby Schools

- Warfield C of E Primary School
- Lambrook, Winkfield Row
- St, George's, Ascot
- St Mary's School, Ascot
- Papplewick, Ascot
- Heathfield School, Ascot
- LVS, Ascot
- Holy Trinity CofE Primary School
- Sunningdale School
- Charters School
- The Marist School
- Eton College









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

□ □ □ Denotes restricted head height

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### Floorplans

- Main House internal area 2,559 sq ft (238 sq m)
  - Garages & External Room internal area 891 sq ft (83 sq m)
  - Annexe Above Garage internal area 386 sq ft (36 sq m)
  - Stable Building & Shed internal area 651 sq ft (61 sq m)
  - Workshop Building internal area 1,223 sq ft (114 sq m)
  - Balcony external area = 37 sq ft (3 sq m)
  - Total internal area 5,710 sq ft (531 sq m)
- For identification purposes only.

### Directions

Post Code: RG42 6AL  
 what3words: ///composers.action.acute

### General

Local Authority: Bracknell Forest Council

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band G EPC Rating: D

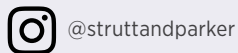
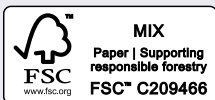
### Ascot

37 High Street, Ascot, Berkshire SL5 7HG

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