



Westley Cottage  
Westley Mill, Binfield, Berkshire

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BNP PARIBAS GROUP 

# Westley Cottage Westley Mill Binfield, Berkshire RG42 5QU

An appealing countryside home with coach house annexe and PP to extend, in beautifully landscaped, secluded gardens

M4 (Junction 8/9) 5.6 miles, Bracknell station 4.5 miles (London Waterloo 60 minutes), Binfield 2.8 miles, Ascot 6.8 miles, Windsor 9.3 miles, Heathrow Airport (Terminal 5) 18.2 miles, Central London 33 miles

Sitting room | Family room | Kitchen/breakfast room | Utility room | 5 Bedrooms (1 en suite) Family bathroom | 1-Bedroom coach house 2 Car ports & store | Gardens | EPC rating D

## The property

Westley Cottage provides enhanced, light-filled accommodation arranged over two floors. The heart of the home is an open-plan kitchen and adjoining sitting room which is flooded with natural light courtesy of a vast skylight window and a wall of bi-folding doors which provide a seamless connection to the outside terrace. This genial setting is ideally suited to both family living and entertaining, providing a relaxed environment in which to cook, dine and lounge. Fitted with sleek, contemporary cabinetry, stone work surfaces and integrated appliances, the kitchen also features an island unit. A separate utility room and a family room with French doors to the garden complete the ground floor.

The bedroom accommodation is positioned on both the lower and upper levels, with three rooms on the ground floor across the hallway from the spacious family bathroom. At the top of the house, the principal en suite bedroom enjoys a private setting with a glazed aperture which follows the gable architecture and opens

to a Juliette balcony with views over the garden. An additional first floor room offers a further bedroom, with the versatility to provide a home-working or hobbies room. Neatly presented, supplemental accommodation is available in the detached, timber-clad coach house dwelling, comprising an open-plan kitchen/living room and a bedroom with an en suite shower room.

## Outside

Manicured evergreen hedging fronts the lane, providing privacy to the property, with timber gates marking the access onto a gravelled driveway providing secure parking for 3 cars, alongside the Coach House and the car port outbuilding. A paved pathway, flanked by a planted border to one side and an area of lawn to the other, leads to the house and links to a paved terrace which offers opportunities for outdoor dining and relaxation. An extensive decked area adjoins the terrace providing a further setting in which to relax and enjoy the al fresco environment, with additional features including pretty flower beds which are edged with low-level brick walls. Expanses of lawn with a backdrop of mature trees, provides a secluded ambience and a peaceful outdoor sanctuary.

## Location

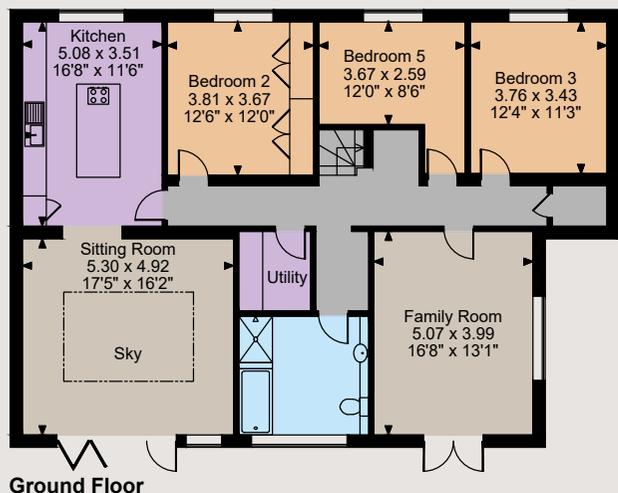
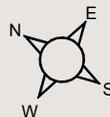
Westley Cottage occupies a tranquil rural setting on the northern fringes of Binfield village with its local shops, eateries and sports clubs. Further, more extensive retail opportunities and facilities can be found nearby in Ascot, Windsor, Wokingham, Maidenhead and Bracknell. The property also enjoys access to bridleways/footpaths for riding/walking and the area is well-known for equestrian pursuits such as polo.

For road users, junctions to join the M4, M3 and M40 are easily accessible, and commuters benefit from train services to London Paddington from Twyford and Maidenhead (Elizabeth Line), and for London Waterloo, trains run from Bracknell and Ascot stations. Well-regarded schooling in the vicinity includes the highly regarded Lambrook, St Mary's School, Papplewick, Dolphin and Heathfield School.

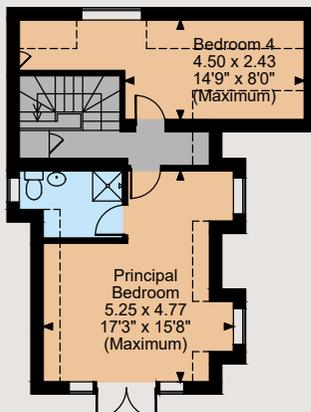




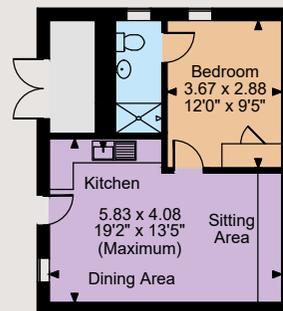
Floorplans  
 House internal area 1,911 sq ft (178 sq m)  
 Carport internal area 550 sq ft (51 sq m)  
 Coach House internal area 441 sq ft (41 sq m)  
 Total internal area 2,902 sq ft (270 sq m)  
 For identification purposes only.



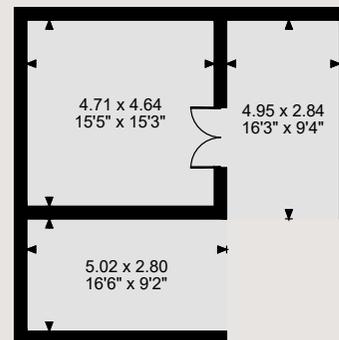
Ground Floor



First Floor



Coach House



Carport

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

□ □ □ □ Denotes restricted head height

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## Directions

With Strutt & Parker's Ascot office on your left, continue along the High Street and turn left at the mini roundabout into Winkfield Road. Continue to the first roundabout where you will take the second exit and at the second roundabout, take the first exit into Winkfield Road/A330. Continue for about half a mile, turn left onto Forest Road/B3034 and follow the road for about 3.8 miles. Turn left into Bottle Lane and proceed for about 1.4 miles where you will turn right into Westley Mill. Westley Cottage will be found on the left hand side, just before the sharp left hand bend.

what3words: ///cubic.late.jeep

## General

**Local Authority:** Bracknell Forest Council - Tel. 01344 352000

**Services:** Mains electricity & water. Private drainage - treatment plant. Oil-fired central heating.

**Council Tax:** Band E

**Tenure:** Freehold

**Planning:** There is extant planning permission to extend - App. Ref: 10/00595/FUL, Validation date: 10/09/10. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Guide Price:** £1,390,000

## Ascot

37 High Street, Ascot, Berkshire SL5 7HG

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