



Westwood House

Winkfield Lane, Winkfield, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive four-bedroom home with modern styling, in a well-connected village setting

A beautifully designed detached chalet bungalow that seamlessly combines charming character features with modern, stylish décor. Located in the desirable village of Winkfield, the property presents inviting semi-open-plan living and entertaining space, filled with abundant natural light



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GATED OFF-STREET PARKING



GARDENS



FREEHOLD



VILLAGE



1,573 SQ FT



**GUIDE PRICE
£1,300,000**



The property

Westwood is a stylish detached home offering in excess of 1 500 sq. ft of light-filled accommodation arranged over two floors.

The hub of the house is the 28ft kitchen/sitting room and connecting dining room. This open-plan area features, tiled flooring, a contemporary fireplace in the seating area, a vaulted ceiling with skylights overhead, and three sets of triple sliding glass doors that open out to the rear patio and garden, thereby extending the entertaining and relaxation space. The kitchen area itself is fitted with sleek, modern units and integrated appliances, including dual ovens, an induction hob and a recessed extractor. The dining room enjoys a sense of light and space, courtesy of exposed vertical beams in place of a solid wall that creating a division from the reception hall, off which is a useful utility room with its own outside access.

There are three accessible bedrooms on the ground level, including the principal bedroom at the rear, which has sliding glass doors out to the patio, built-in storage and a luxurious en suite bathroom with a contemporary bathtub, a walk-in shower and dual washbasins. There is also a family bathroom on this level, with an over-bath rainfall shower. There is an additional bedroom on the first floor, with an en suite bathroom with a freestanding oval bathtub, and an adjoining study or playroom.

Outside

At the front of the property, the gravel driveway leads from the road to wrought-iron security gates, which open onto a parking area for several vehicles. The garden has a paved pathway leading to the house entrance, as well as a small area of lawn and border beds with box hedging and various shrubs.



At the rear, there is a lawned garden with timber fenced borders to all sides and featuring a spacious patio spanning the back of the house and providing superb relaxation and al fresco dining space. The remainder of the garden is laid to level lawn, with mature trees and hedgerows beyond the end of the garden providing a sense of privacy.

Location

The property is situated within the picturesque village of Winkfield, with wonderful walking, cycling and riding opportunities on the doorstep. Nearby, the popular White Hart public house and the 18th century Winning Post gastropub offer sociable venues for leisure-time. Both Ascot and Windsor are within easy reach providing a comprehensive selection of shopping, leisure and cultural amenities.

Sporting and recreational facilities include polo at Guards & Royal County of Berkshire Polo Clubs, golf at Wentworth, Sunningdale, The Berkshire and Swinley Forest, horse-racing at Ascot and Windsor and rowing at Maidenhead Rowing Club and on Dorney Lake. Spa

facilities are available at The Berystede, Coworth Park and Penny Hill Park, and walking and riding may be enjoyed in the magnificent Windsor Great Park.

Communication links are excellent with the M4 motorway within reach and linking to major road networks, and train services to London from Ascot, Windsor and Maidenhead (Elizabeth Line).

There are excellent schools in the area, in both the state and independent sectors.



Distances

- Ascot High Street 4.8 miles
- Windsor 5.5 miles
- Sunningdale 6.9 miles
- Heathrow Airport (T5) 14.3 miles
- Central London 29 miles

Nearby Stations

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

Key Locations

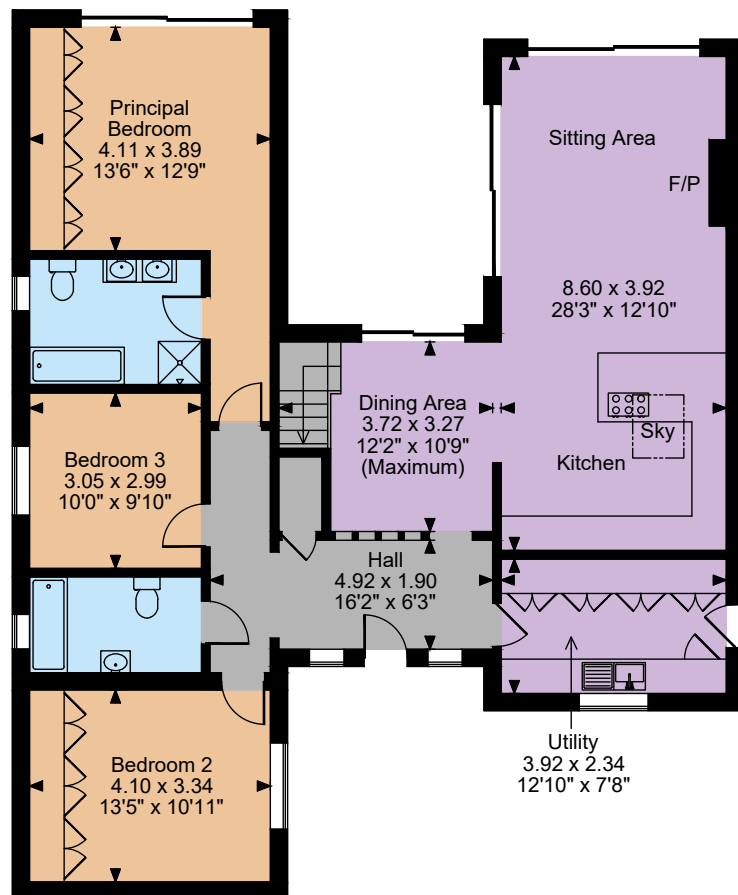
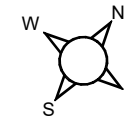
- The Royal County Of Berkshire Polo Club
- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse

- The Savill Garden
- Virginia Water Lake
- LEGOLAND Windsor Resort

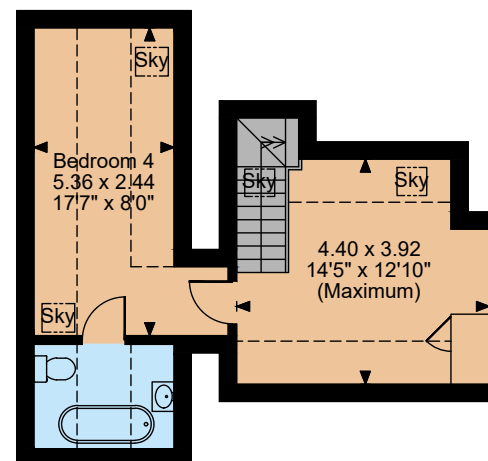
Nearby Schools

- Cranbourne, Winkfield
- Lambrook, Winkfield Row
- Windsor Boys'
- Windsor Girls'
- St. George's, Ascot
- St. Mary's, Ascot
- Heathfield, Ascot
- LVS Ascot
- Papplewick, Ascot
- Charters, Sunningdale
- ACS International School, Egham
- The American International School, Thorpe
- Eton College





Ground Floor



First Floor

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

□□□ Denotes restricted head height

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Floorplans

House internal area 1,573 sq ft (146 sq m)

For identification purposes only.

Directions

Post Code: SL4 4QU

what3words: ///duck.player.calm

General

Local Authority: Bracknell Forest Council – Tel. 01344 352000

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 F

EPC Rating: B

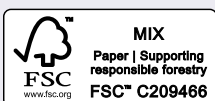
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