



**Latymer House**  
Winkfield Lane, Winkfield, Berkshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# Exceptional Grade II listed property in an idyllic setting

Timeless character meets contemporary style in this elegant portion of a former country house, complete with a double garage, extensive parking, a private garden, and 12 acres of communal grounds, including formal gardens, a meadow and scenic lake



**2 RECEPTION  
ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE  
GARAGE &  
PARKING**



**GARDEN &  
COMMUNAL  
GROUNDS**



**FREEHOLD**



**VILLAGE**



**2734 SQ FT**



**GUIDE PRICE  
£1,895,000**



## The property

This exceptional Grade II listed residence masterfully integrates historic period character with the comforts of modern living to create a stunning home. The interior is light and sophisticated, boasting high ceilings typical of its architectural style, making it equally suited for contemporary family life and formal gatherings alike.

The inviting reception hall creates a powerful first impression, featuring elegant chevron wood flooring that flows throughout much of the ground level. A spacious, dual-aspect kitchen and dining area serves as a centrepiece, equipped with sleek cabinetry, a central island with a breakfast bar, and integrated appliances including a Kingswood gas hob and dishwasher, a Neff oven, and a Fisher & Paykel fridge/freezer.

Also on the ground floor is an elegant, dual aspect sitting room with a contemporary fireplace and direct access to the rear terrace, and a cloakroom.

On the first floor is a spacious principal suite, including a 21'9" bedroom with an en-suite dressing room and a shower room, alongside two additional bedrooms and a family bathroom.

The upper level offers two more bedrooms, a shower room, a laundry room, and a dedicated study area. Many rooms on these floors boast picturesque views of the surrounding communal gardens and grounds.

## Outside

Accessed through electric double gates, a shared gravel driveway leads to a double garage with ample parking for multiple vehicles. It is worth noting that the double garage offers the potential for a home office or gym (subject to any required planning permissions).

A wrought iron pedestrian gate opens onto a path that crosses a private lawn, flanked by manicured hedging and vibrant flower beds, toward the house entrance where climbing wisteria adorns the facade.



At the rear, a private terrace serves as an ideal space for outdoor dining and relaxation, featuring dual electric awnings for shade and privacy.

Of particular note, and a unique feature, are the exception communal grounds that extend to about 12 acres and comprise formal gardens, a meadow, and a scenic lake.

The property is also within striking distance of Windsor Great Park, to which Latymer House has a residents' access key.

## Location

Latymer House enjoys a semi-rural setting in Winkfield village, close to Windsor Forest. Ascot, Windsor and the surrounding towns and villages are well known for their shops, bars and country pubs and 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. The popular Winning Post is less than two miles away.

## Distances

- Windsor 3 miles
- Ascot High Street 6 miles
- Sunningdale 7.2 miles
- Maidenhead 8.8 miles
- Heathrow Airport (T5) 11.2 miles
- Central London 27 miles

## Nearby Stations

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

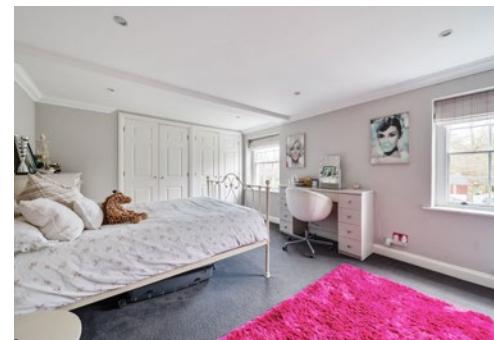
## Key Locations

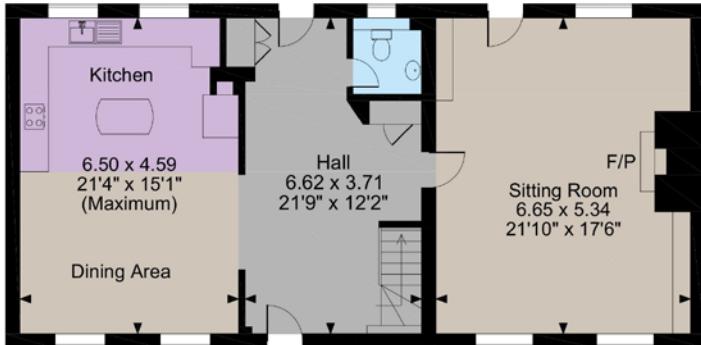
- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse
- The Savill Garden

Sporting and leisure facilities in the area include prestigious golf clubs including Wentworth (which has comprehensive sporting facilities), Sunningdale, Swinley Forest and The Berkshire; polo is available locally at the Royal County of Berkshire Polo Club, Guards Polo Club and Coworth Park. Rowing and boating may be enjoyed on the River Thames at Windsor, Marlow and Henley and the local countryside offers some excellent walking including Swinley Forest, the picturesque Virginia Water Lake and The Savill Garden. Riding is available at Chobham Common and Windsor Great Park.

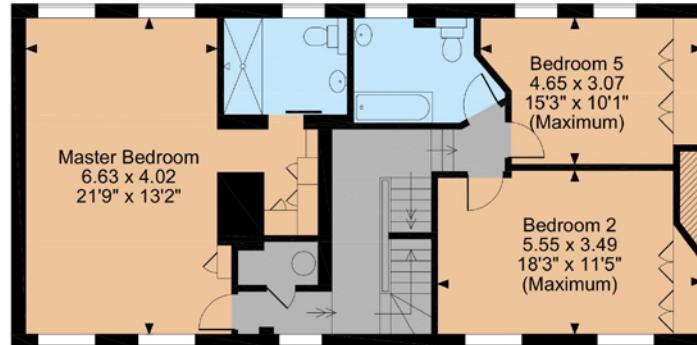
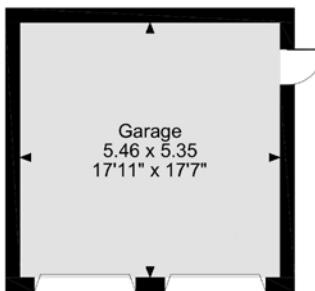
Attractions for all of the family include Legoland (just over two miles away), The Theatre Royal in Windsor, Windsor Castle and Windsor Leisure Centre.

The area is also fortunate to have some excellent schools, both in the independent and state sectors.

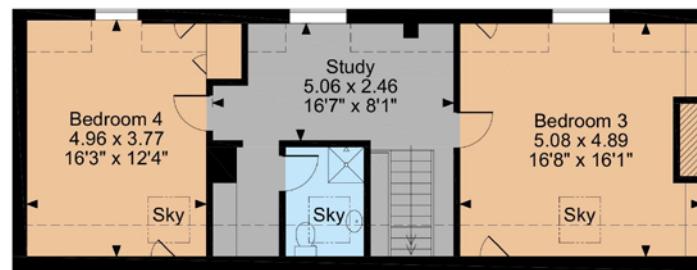




**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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 2,600 sq ft (241 sq m)  
 Garage internal area 314 sq ft (29 sq m)  
 Restricted head height 164 sq ft (15 sq m)  
 Total internal area 3,078 sq ft (285 sq m)  
 For identification purposes only - not to scale

## Directions

Post Code: SL4 4NT

what3words: ///monkey.form.asleep

## General

**Local Authority:** Bracknell Forest Council - Tel. 01344 424642

**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 H

**EPC Rating:** D

## Ascot

37 High Street, Ascot, Berkshire SL5 7HG

**01344 636960**

ascot@struttandparker.com  
 struttandparker.com

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