



3 Florence Cottages

Winkfield Lane, Maidens Green, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming semi-detached cottage in a sought-after Berkshire village, with no onward chain

A light and airy, 3-bedroom home with a south-facing garden that backs onto an orchard and paddocks. Enjoying a village location yet is within easy reach of local amenities and excellent transport links



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OFF-ROAD PARKING FOR 2 CARS



SOUTH-FACING GARDEN



FREEHOLD



RURAL/VILLAGE



1302 SQ FT



ASKING PRICE £650,000



The property

Set within a desirable semi-rural village, an appealing character cottage featuring a south-facing rear aspect overlooking a peaceful orchard. The bright and airy accommodation perfectly captures the blend of traditional character and modern convenience.

The house is entered via a reception hall that flows naturally into the principal downstairs rooms. The inviting sitting room services as a peaceful retreat, centred around a fireplace with a wood-burning stove. The open-plan kitchen/dining room spans over 24ft in length and features a period fireplace. The kitchen, equipped with a range of classic shaker-style units, a traditional butler sink, and a range-style cooker, enjoys direct access to the rear patio and garden, perfect for outdoor dining and relaxation.

Thoughtfully designed for modern life, the property includes a dedicated utility room with its own external entrance, ideal for muddy boots and laundry. A guest cloakroom is also conveniently located off the reception hall.

The first floor offers three well-proportioned bedrooms, led by a stunning principal suite defined by its impressive high ceiling and view over the neighbouring orchard and landscape beyond. This room further benefits from built-in storage and a private en suite shower room. The second bedroom retains its character with a charming fireplace and additional built-in storage and there is also a family bathroom



Outside

A paved patio adjoins the cottage, creating a dedicated zone for al fresco dining and relaxation. Mature shrubs provide year-round interest, while open-slat timber fencing defines the boundary without obscuring the view of the orchard beyond.

Location

The property enjoys a semi-rural setting in Winkfield village, close to Windsor Forest less than 500 metres away from the popular Winning Post Country Inn. 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.

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. Family attractions include LEGOLAND Windsor Resort (just over 3 miles away), The Theatre Royal in Windsor, Windsor Castle and Windsor Leisure Centre.

The property is well placed for easy access to the motorway network, and Heathrow and Gatwick Airports. Regular 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.

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



Distances

- Ascot High Street 4.4 miles
- Windsor 5 miles
- Sunningdale 7 miles
- Maidenhead 7.5 miles
- Heathrow Airport (T5) 14.3 miles
- Central London 29 miles

Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Windsor & Eton Central
- Windsor & Eton Riverside
- Maidenhead (Elizabeth Line)

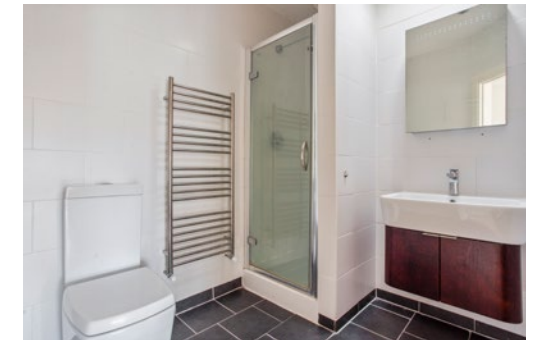
Key Locations

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

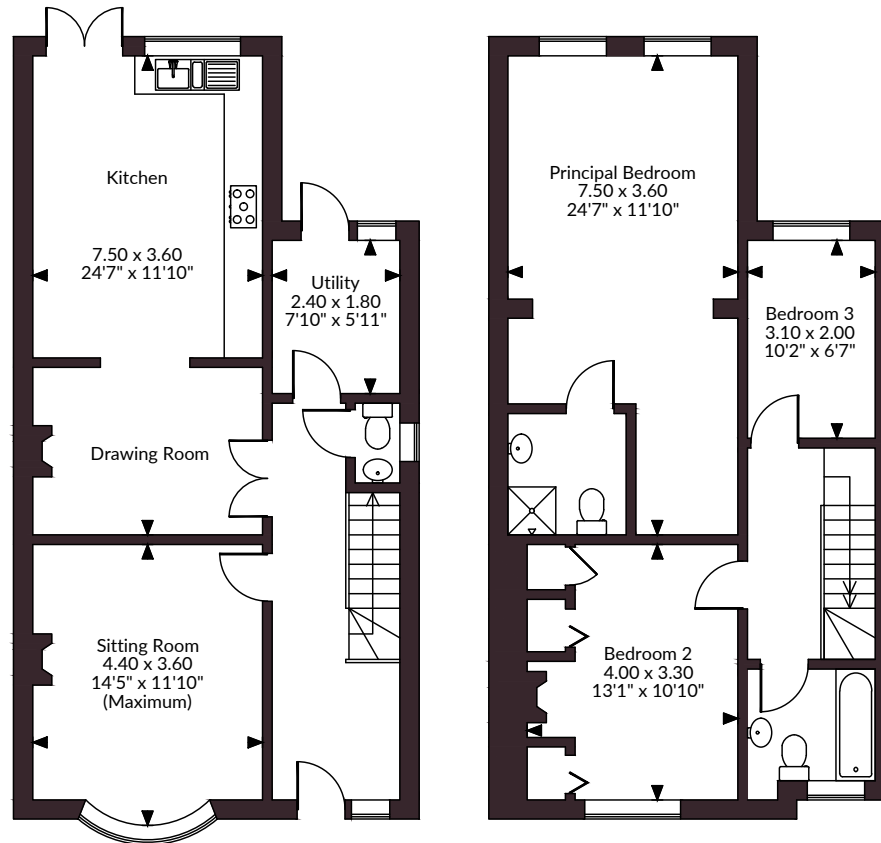
- The Savill Garden
- Virginia Water Lake
- LEGOLAND Windsor Resort

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



Florence Cottages Winkfield Lane, Winkfield
Internal area 1,302 sq ft (121 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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Floorplans

House internal area 1,265 sq ft (117.5 sq m)
(including limited use area of 27 sq ft / 2.5 sq m)
For identification purposes only.

Directions

Post Code: SL4 4QY

what3words: ///snow.racks.bond

General

Local Authority: Bracknell Forest Council - Tel. 01344 424642

Services: Mains gas, electricity, water and drainage

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

Council Tax: Band E

EPC Rating: D

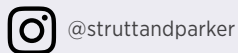
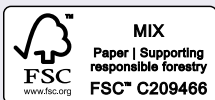
Ascot

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