



Smoothfield
Winkfield Lane, Maidens Green, Berkshire

Strutt
& Parker

Land and property. Since 1885.



6,486 sq ft (602) sq m (including garage)

EPC rating A | Freehold

4 reception rooms | 5 bedrooms | 4 bathrooms

2 x 1-bedroom, 1-bathroom apartments | Double garage

About 4.8 acres

Guide price £5,950,000



A sensational property set within 4.8 acres in the heart of polo country. Boasting a rare, eco-efficient EPC 'A' rating, it delivers ultimate indoor comfort and luxurious modern living

Smoothfield is an exceptional, ultra-low energy eco-home, combining Passive House specification with zero-compromise luxury design. Built to achieve a flawless EPC rating A efficiency profile, the property blends reclaimed materials with high-end, premium engineering; substantial 600mm thick walls lock in warmth, while a state-of-the-art heat recovery ventilation system ensures a continuous supply of fresh air and a balanced internal climate all year round.

The accommodation meets all the aspirations and requirements of 21st century living and lends itself well to both sophisticated entertaining and relaxed family living. At its heart lies the impressive 31ft open-plan kitchen and dining room. Sliding triple-glazed doors seamlessly connect the space to a covered south-facing sun terrace, adorned in pretty wisteria and creating a sheltered setting that is perfect for summer entertaining and al fresco meals, complemented by a dedicated bbq area. The Bulthaup kitchen is equipped with sleek modern units, a central island and integrated Siemens appliances, with ample room for a large family dining table.

Also located on the ground floor is a double-height sitting room that boasts soaring ceilings and exceptional floor-to-ceiling windows either side of a striking stone fireplace, that create an immediate sense of airy openness.

The ground floor accommodation is entered via a spacious galleried reception hall, which sets an impressive tone for the rest of the house. This level features a versatile ground-floor bedroom that can easily become an additional reception room depending on lifestyle needs, alongside a practical utility room and a guest cloakroom. Perfect for remote work is the dual-aspect study that features sliding glass doors opening directly onto the terrace and gardens beyond, and a snug, also with sliding glass doors onto the terrace, provides optional space in which to relax.



The vaulted first floor hosts a sumptuous principal bedroom, an extensively fitted, bespoke dressing area, and an en suite bathroom featuring a freestanding bath, 'his and hers' wash basins, and a separate shower. In addition, there is a guest bedroom with en suite, and two further bedrooms sharing a Jack and Jill bathroom.

Below, the lower ground floor is arranged to provide an extensive home gym, a treatment room, plant/storage room, and changing room.

In addition to the main house, ancillary accommodation is provided by a detached cottage that is ideal for guests or family members, and comprises two self-contained 1-bedroom apartments.



Set within 4.8 acres of beautifully landscaped gardens and drained fields, Smoothfield is accessed via security gates opening onto a striking tree-lined driveway. Gravelled parking and a double garage provide ample parking.

The gardens, including immaculate lawns and sunny patio areas, include a swimming pool with bespoke, insulated construction designed to retain heat and allowing for all-season swimming, alongside a premium cedar wood hot tub. Nearby, a tensile fabric canopy creates a dedicated outdoor leisure area, fully optimized for games and relaxation with Wi-Fi, ambient lighting, and an outdoor sound system. Impeccably landscaped, the formal gardens showcase clipped box, mature shrubs and specimen trees, including a magnificent weeping willow, and there is also an enclosed kitchen garden with raised beds, and an outdoor kitchen.

For the equestrian enthusiast, there are paddocks beyond the gardens, and there is planning permission for the erection of a stable block for 10 stables. App. Ref: 04/01154/FUL. Prospective purchasers should make their own enquiries of the local planning authority
N.B. Additional land, gallop/exercise track and polo practice field may be available by separate negotiation.

Location

Nestled in the idyllic rural parish of Maidens Green, Smoothfield offers prestigious country living with exceptional connectivity to London, major motorways, and Heathrow Airport. The surrounding area boasts premier shopping and world-class dining, including Coworth Park and the Michelin-starred eateries in Bray, with the popular Winning Post restaurant less than half a mile away. Ideal for sporting and outdoor enthusiasts, the property enjoys close proximity to Wentworth Golf Club, Ascot Racecourse, elite polo clubs, and Windsor Great Park. The location provides access to an unparalleled choice of top-tier schooling, including Lambrook, Eton, and Wellington College.

Local Authority: Bracknell Forest Council

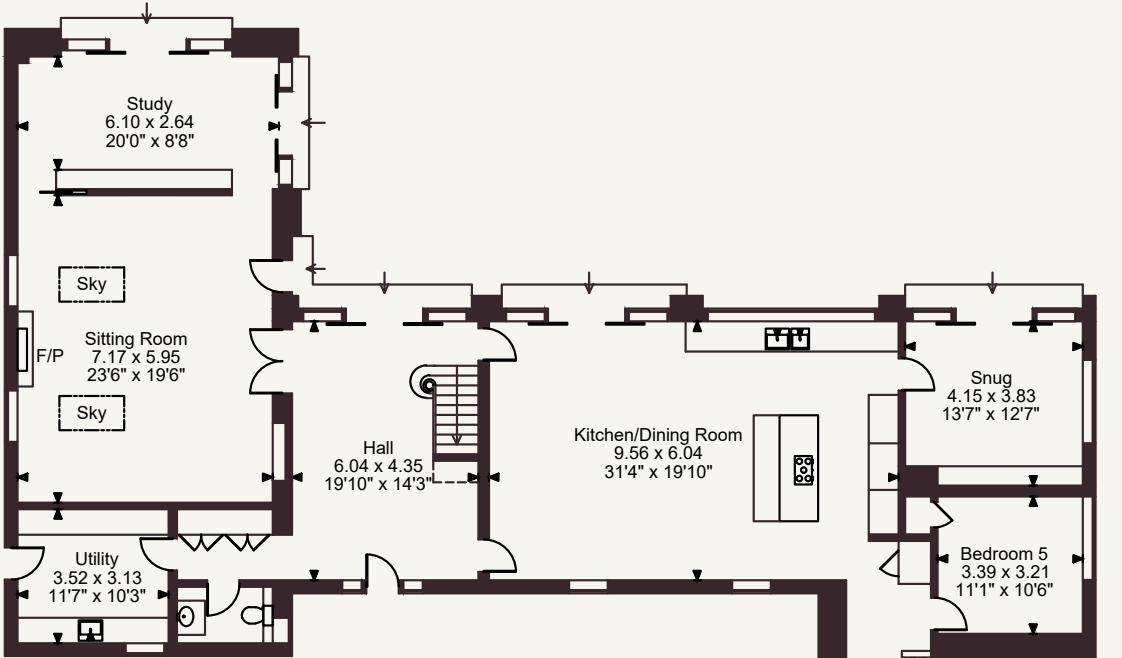
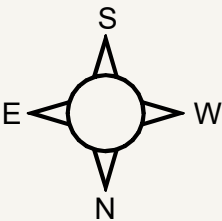
Council Tax: Band G

Services: Mains gas, water and drainage. Heat recovery ventilation system

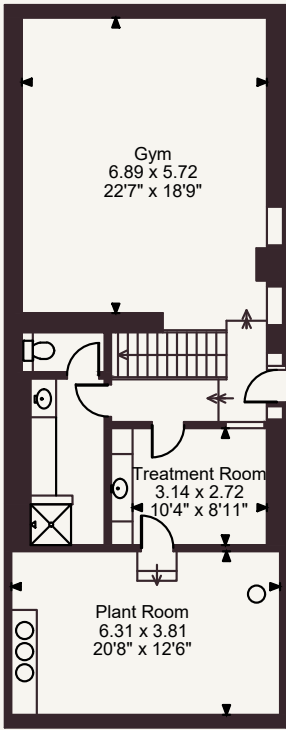
Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Smoothfield, Winkfield Lane, Windsor
Main House internal area 4,945 sq ft (459 sq m)
Garage internal area 514 sq ft (48 sq m)
Cottage internal area 1,027 sq ft (95 sq m)
Total internal area 6,486 sq ft (602 sq m)



Ground Floor

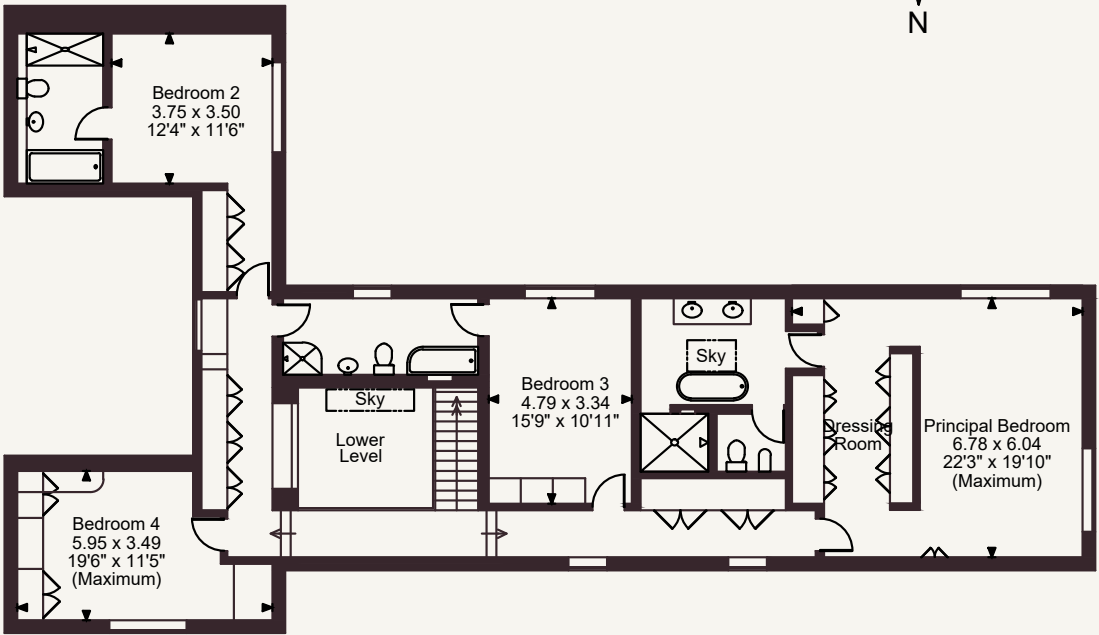


Cellar

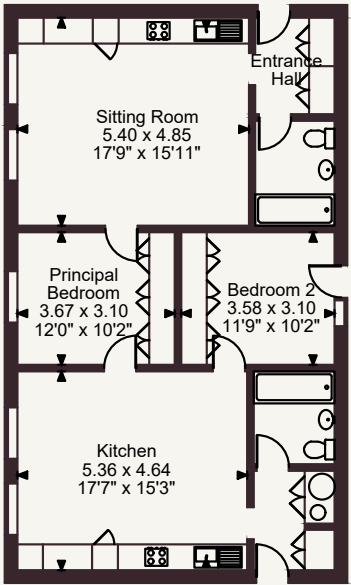
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8690358/NJD



First Floor



Cottage

Strutt & Parker Ascot

37 High Street, Ascot, Berkshire SL5 7HG
01344 636960 | ascot@struttandparker.com

@struttandparker [struttandparker.com](https://www.struttandparker.com)

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.



Strutt
& Parker

Land and property. Since 1885.