



Clarence House, Winkfield Lane, Winkfield, Berkshire

Clarence House

Winkfield Lane, Winkfield, Berkshire SL4 4RU

An impressive 5-bedroom period residence set within a splendid 19th century manor house

M4 (J6) 5.4 miles, M3 (J3) 9 miles, M25 (J13) 10 miles, Windsor & Eton Central station 4.7 miles (London Paddington 29 minutes), Windsor & Eton Riverside station 4.7 miles (London Waterloo 58 minutes), London Heathrow (T5) 13.8 miles, Central London 28 miles

Reception hall | Sitting room | Dining room
Study | Kitchen/breakfast/family room | Utility room | Cloakroom | Principal bedroom suite | 2 Further bedroom suites | 2 Further bedrooms (1 with roof terrace) | Family bathroom | Double garage | Garden | EPC rating C

The property

With its distinctive red brick elevations and corner castellated tower, Clarence House is a beautifully restored property, forming part of a 19th century manor house, in a semi-rural location. Arranged over three floors, the light and airy accommodation, featuring under-floor heating throughout the property, offers flexibility and is perfectly suited to modern family living. The reception hall, with characteristic staircase and parquet flooring, leads directly to the rear of the house, where the capacious open-plan kitchen/breakfast/family room is located. Filled with natural light, courtesy of a roof lantern and an expanse of windows and doors overlooking the garden, this bright space benefits from air-conditioning and creates a multi-functional hub for the home; the French doors open out to a sun terrace, ideal for al fresco dining and relaxation. The kitchen area is extensively fitted with a range of units, granite worksurfaces, integrated appliances and an island unit. There is also a serene sitting

room with a feature fireplace, and a formal dining room along with a study area within the hexagonal tower. The ground floor is also home to a utility room with its own outside access, and a cloakroom.

On the first floor is the sumptuous principal suite comprising a spacious bedroom with air conditioning, a fitted dressing room and a modern bathroom featuring a standalone bath with a separate shower. There are two additional suites on this floor whilst the upper floor is arranged to provide two further bedrooms, one with direct access to a roof terrace at the top of the tower, and a well-fitted family bathroom.

Outside

A gated entrance, within the walled front boundary, affords access to a paved driveway and to the double garage, with a block-paved pathway leading to the entrance portico. There is an area of lawn to the front with planted borders and space for outdoor seating which takes in the sunny south-easterly aspect. Principally laid to lawn, the rear landscaped garden is extensive, with deep borders containing mature shrubs and at the far end an area of specimen trees create additional visual interest, with a pond providing a haven for wildlife. A paved sun terrace adjoins the back of the house offering opportunities for outdoor entertaining and relaxation.

Location

Situated to the north-east fringes of the village of Winkfield, Clarence House, enjoys a semi-rural setting close to Windsor Forest, with easy



access to amenities and leisure activities. Extensive shopping and leisure facilities may be found at Ascot, Windsor and Bracknell (with its Lexicon Shopping Centre) and the surrounding town and villages.

Sporting/leisure facilities in the area include prestigious golf clubs including Wentworth, Sunningdale, Swinley Forest and The Berkshire; horse racing may be enjoyed at Windsor and Ascot. Rowing and boating may be enjoyed on the River Thames at Windsor, Marlow and Henley, and the local countryside offers some excellent walking including the 4,800 Windsor Great Park, Swinley Forest, the picturesque Virginia Water Lake and Savill Garden. Attractions for all the family include Legoland (just over two miles away), The Windsor Castle and Windsor Leisure Centre. For the commuter, rail services to London are available from Windsor's two stations and access to major road networks are available with the M4, M3 and M25 within easy reach. Excellent schools are available in the area, including St. George's, Upton House, Windsor Boys' School and Windsor Girls' School, St. George's, Papplewick, Heathfield and St. Mary's in Ascot, Lambrook in Winkfield Row, and Eton College.

General

Local Authority: Bracknell Forest Council

Council Tax: Band H **Tenure:** Freehold

Services: All mains services

Broadband: Fibre to the property (FTTP) – up to 900 mbps

Guide Price: £1,825,000





Directions

With Strutt & Parker's Ascot office on your left, proceed to the mini roundabout and take the 1st exit into Winkfield Road (A330). Follow the road, continue over the 1st mini-roundabout and at the 2nd roundabout, take the 2nd exit into Windsor Road (A332). Continue for about 1.3 miles and at the roundabout, take the 3rd exit into Mounts Hill. After a further 1.1 miles, take the 1st exit at the roundabout into North Street (B3022) and then almost immediately right into Drift Road. Follow the road for about 0.7 miles, turn left into Winkfield Lane and the entrance to Clarence House will be found a short distance along on the right hand side.

Windsor

16 Park Street, Windsor, Berkshire, SL4 1LU

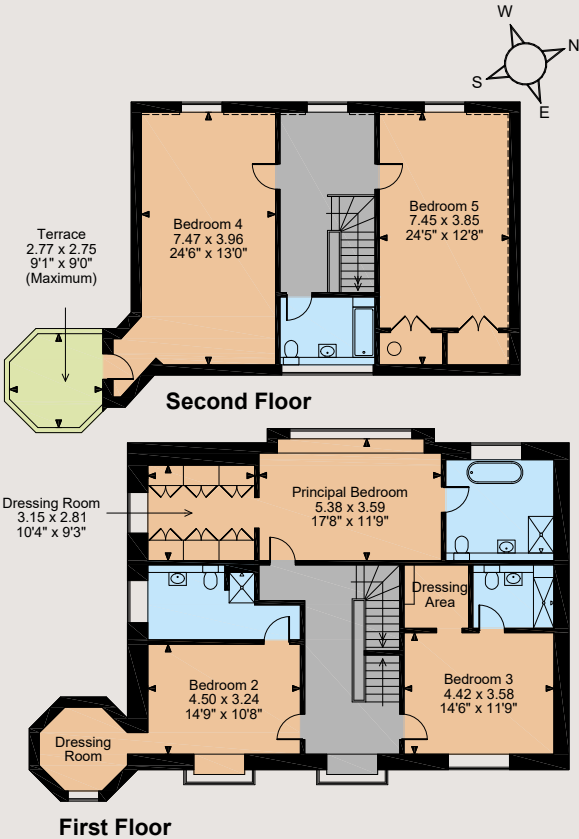
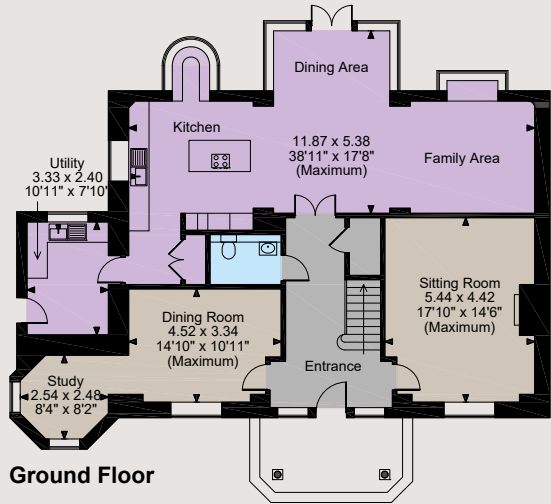
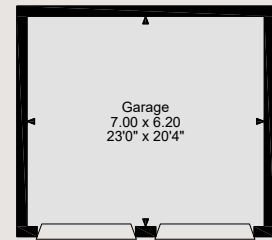
01753 257217

windsor@struttandparker.com
struttandparker.com

[@struttandparker](#)
[/struttandparker](#)

50 offices across England and Scotland, including Prime Central London

Floorplans
House internal area 3,478 sq ft (323 sq m)
Garage internal area 467 sq ft (43 sq m)
Terrace external area 72 sq ft (7 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8471789/NJD

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. Photographs taken July 2021. Particulars prepared July 2021. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited