



The Bungalow
Winkfield Row, Berkshire

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The Bungalow

Winkfield Row, Berkshire

RG42 6NE

A detached, single-storey property with renovation potential, in a tucked-away setting with delightful secluded gardens

M3 (Jct 3) 5.7 miles, M4 (Jct 8/9) 7.5 miles, Martins Heron station 2.2 miles (London Waterloo 60 minutes), Ascot station 3.3 miles (London Waterloo 54 minutes), Windsor 7 miles, Heathrow Airport 13.5 miles, Central London 30 miles

Reception vestibule | Sitting room | Garden room | Kitchen | Dining room | 3 Bedrooms
Family bathroom | Outbuilding comprising utility room & work shed | Garden
EPC rating F

The property

Offering an opportunity to acquire a single-storey property in a highly desirable setting, with significant scope for improvement and enhancement (subject to planning permission). The Bungalow currently presents with a generous-sized sitting room incorporating glazed sliding doors and windows to the south-west aspect and a feature fireplace. A galley-style kitchen has an outlook over the rear garden, with a dining area adjoining and a door opening to the side where a covered yard provides storage and links to the outbuilding. Providing a spot to enjoy the garden throughout the seasons, the light-filled garden room has French doors which allow a seamless transition to a decked terrace outside.

There are two bedrooms which are accessed to either side of the sitting room, with the third bedroom adjoining Bedroom 2. The present layout provides one family bathroom, with a utility space situated in the detached supplementary building.

Outside

With a backdrop of mature trees, the rear garden is a secluded outdoor haven, with an area of lawn framed by flower borders to the boundaries and, on one side, a paved walkway leads from the covered yard to the far margin of the plot. There are various opportunities to sit and relax in this secluded setting, which includes a variety of specimen trees, attractive shrubs and perennial plants. To the front, a paved pathway leads from a low-level wrought-iron pedestrian gate to the entrance door, and there is a patio adjoining the building with direct access from the sitting room. A mature camellia makes a colourful addition to this pretty area of garden, which also features a flowering cherry tree and borders with spring bulbs.

Locations

The Bungalow is situated in the highly desirable setting of Winkfield Row, which has two pubs and other amenities, including a local primary school and the independent Lambrooke School (within striking distance of the property), whilst everyday facilities in nearby Ascot. The popular town of Windsor is also close-at-hand, while there is an excellent choice of leisure facilities in the area, including golf the world famous Wentworth, at Sunningdale, The Berkshire and Swinley Forest golf clubs. Horse racing is available at Ascot and Windsor, and for walking and riding enthusiasts, Windsor Great Park and the surround countryside offer the ideal settings for outdoor pursuits.

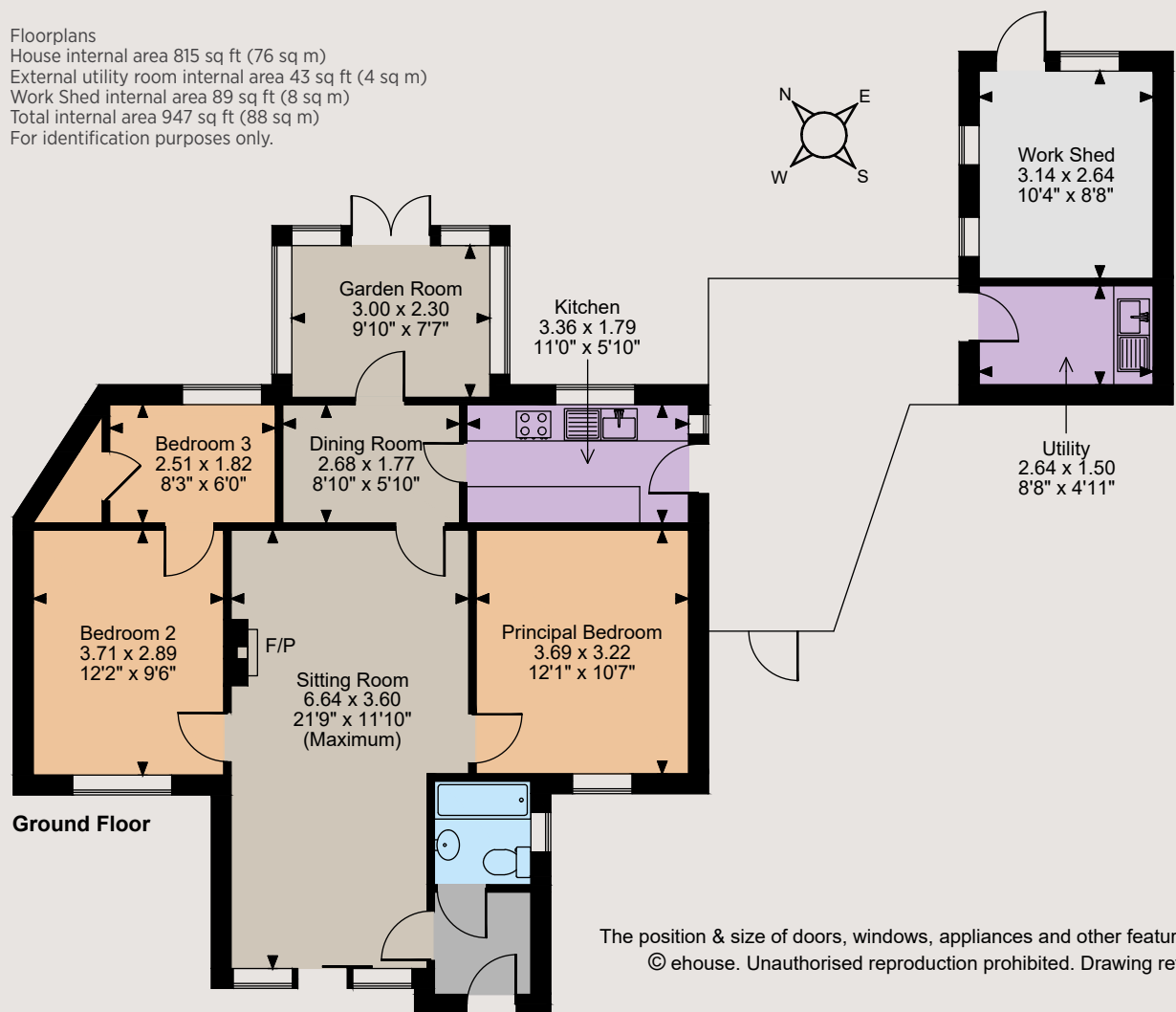
Transport links are excellent with regular train services to London Waterloo from Ascot and Bracknell stations, whilst high-speed Crossrail provides access to London from Maidenhead. For road-users, junctions joining the M4 and M3 are within easy reach providing access to Heathrow Airport, Central London, the West Country and the M25.





Floorplans

House internal area 815 sq ft (76 sq m)
 External utility room internal area 43 sq ft (4 sq m)
 Work Shed internal area 89 sq ft (8 sq m)
 Total internal area 947 sq ft (88 sq m)
 For identification purposes only.



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

With Strutt & Parker's Ascot office on your right, continue along the High Street (A329) and straight over at the mini roundabout. At the Heatherwood Hospital roundabout, take the 2nd exit onto London Road/A329 and at the traffic lights, turn right into Priory Road/B3017 and then bear right onto Locks Ride. Take the next left into Chavey Down Road, which links to Winkfield Row, and after just over 300 metres, and shortly after The Don Beni restaurant, the entrance gate to the property will be found to the right of 'The Chapel'.

General

Local Authority: Bracknell Forest Council – Tel. 01344 424642

Services: Mains electricity, water & drainage

Council Tax: Band E

Tenure: Freehold

Guide Price: £450,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Ascot

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