



Birley House

Winkfield Row, Berkshire


**STRUTT
& PARKER**

BNP PARIBAS GROUP




A distinguished country house set amidst secluded, well established gardens


A substantial country house offering elegance and tranquillity, with about 1.86 acres of mature, private gardens. The property includes a detached pool house, a garage with annexe, and an outbuilding ideal for an office or games room, perfectly blending style, functionality, and seclusion.




2 RECEPTION ROOMS




5 BEDROOMS




5 BATHROOMS




DETACHED GARAGE WITH ANNEXE




ABOUT 1.86 ACRES




FREEHOLD



VILLAGE



6,553 SQ FT



GUIDE PRICE £3,250,000

The property

Birley House is a substantial family residence, forming part of a larger property thought to date back to around 1820. A fine example of early 19th-century architecture, the main house is complemented by a pool house and detached garage, both designed in a sympathetic style. To the side and above the garaging, there is the added benefit of versatile ancillary accommodation.

The accommodation is arranged across three floors and is exceptionally light and airy, with many rooms enjoying attractive views over the gardens. Blending traditional character with contemporary touches, the interiors offer stylish and versatile living space, ideally suited to both family life and entertaining. The ground floor is arranged to provide an elegant drawing room with a contemporary fireplace and a bay window overlooking the gardens, and a comfortable family room with mellow wood flooring, bay window and a feature fireplace. The spacious open-plan kitchen/dining room provides superb space for both everyday living and entertaining with French

door opening out to a paved terrace and gardens beyond, creating a seamless indoor-outdoor connection. The Siematic kitchen is extensively fitted with a range of bespoke units, a large central island, Zodiaq worksurfaces, and a selection of integral Miele appliances, including a Ceran 4-ring hob with additional 2-ring gas hob, two ovens, steam oven, microwave and dishwasher. A cloakroom situated off the reception hall completes the ground floor accommodation.

Located on the first floor is the principal suite comprising a dual-aspect bedroom that boasts a high decorative ceiling and a built-in shelving unit centred around a window, a good size dressing room with fitted wardrobe cupboards and also featuring a decorative ceiling, and a marble tiled shower room. There are two further bedrooms on this floor (one with an en suite shower room), a family bathroom and a separate laundry room. Two additional bedrooms, both with en suite shower rooms, are situated on the upper floor, in addition to a useful store room.

A bright, modern kitchen with a large central island, white cabinetry, and a curved bay window overlooking the garden. The island has a dark countertop and a built-in hob. The kitchen is well-lit with natural light from the bay window and several skylights in the ceiling. A large potted plant sits on the floor near the window.

A view of the open-plan kitchen and dining area. The kitchen island is in the foreground, and the dining area with a white table and chairs is visible in the background. A chandelier hangs over the dining table. The room has a high ceiling and large windows, creating a bright and airy atmosphere.

Annexe

Access to the self-contained annexe may be gained at the rear of the triple garage where there is a kitchen, a bathroom and stairs rising to a good sized sitting room/bedroom.

Pool House

This detached building houses a swimming pool, a changing room with shower/steam room, a separate WC, and a dedicated plant room. Three sets of bi-folding doors open fully to blend the indoor space with the outdoor leisure space area, creating a perfect environment for relaxation and entertaining.

Outside

The gardens, extending to approximately 1.86 acres, provide a wonderful backdrop for Birley House and include a tennis court which was installed in March 2020 by En Tout Cas. They are enclosed by mature trees, hedging and fencing, offering exceptional privacy and seclusion. Entry to the property is via double electric gates, which open onto a gravelled driveway leading to a spacious parking area. A paved

patio runs the full width of the house and extends to the pool house. Tucked discreetly at the rear of the garden is an office/games room.

Location

Birley House enjoys a semi-rural location in Winkfield Row yet is well placed for transport networks and local amenities. Heathrow airport is within easy reach while executive/private aviation facilities are available at Fairoaks, White Waltham or Farnborough Airport. There are also regular train services to London Waterloo from Ascot and Bracknell stations; London is accessible from Maidenhead (Elizabeth Line).

Ascot, Windsor and the surrounding towns and villages are known for their shops, boutiques, bars and traditional country public houses, including The Don Beni restaurant which is moments from Birley House. The region also boasts some of the finest restaurants with Coworth Park in Ascot, as well as the Roux's The Waterside Inn and Heston Blumenthal's restaurants in Bray.



Distances

- Ascot High Street 2.9 miles
- Sunningdale 5.8 miles
- Windsor 6.5 miles
- Heathrow Airport (T5) 13.7 miles
- Central London 30 miles

Nearby Schools

- Lambrook, Winkfield Row
- Ascot Heath, Ascot
- Papplewick, Ascot
- LVS Ascot, AscotHeathfield, Ascot
- St. George's, Ascot
- St. Mary's, Ascot
- The Marist, Ascot
- Woodcote House, Windlesham,
- ACS International School, Egham
- American International School (TASIS)



Birley House is well located to enjoy some of the country's best known events. Highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's Lawn.

For leisure there are some prestigious golf clubs including Wentworth, Sunningdale and The Berkshire; polo is available at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club, and rowing and boating on the River Thames at Windsor, Dorney and Henley. The picturesque local countryside and Swinley Forest boast excellent walks with horse riding at Chobham Common and Windsor Great Park.

The area is also fortunate to have some excellent independent schools including Lambrook, which is within striking distance of Birley House.

Key Locations

- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Windsor Great Park
- Windsor Castle
- The Long Walk
- Windsor Racecourse
- Legoland Windsor Resort
- Frogmore House and Gardens
- Runnymede (Magna Carta Memorial)

Nearby Stations

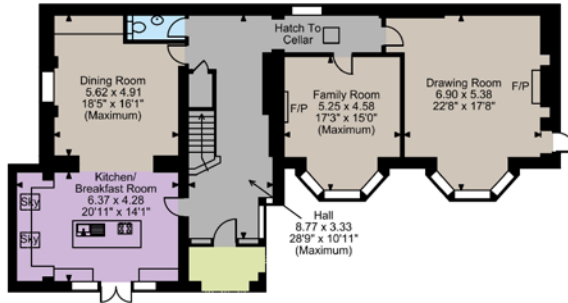
- Ascot
- Sunningdale
- Martins Heron
- Bracknell



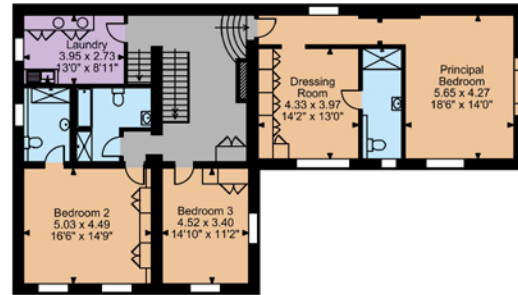




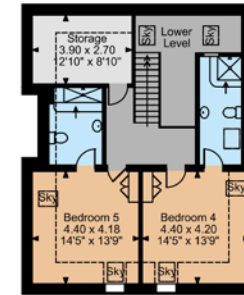
Birley House, Winkfield Row, Winkfield Row
Main House internal area 3,921 sq ft (364 sq m)
Garage internal area 511 sq ft (47 sq m)
Annexe internal area 661 sq ft (61 sq m)
Pool House internal area 1,460 sq ft (136 sq m)
Total internal area 6,553 sq ft (608 sq m)



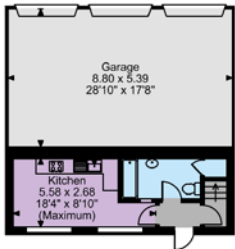
Ground Floor



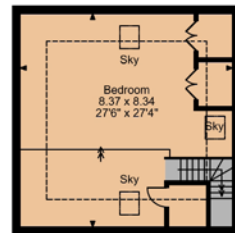
First Floor



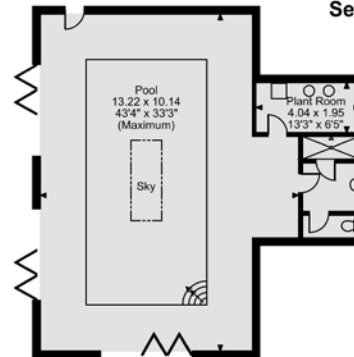
Second Floor



Annexe Ground Floor



Annexe First Floor



Pool House

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

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For identification purposes only.

Directions

Post Code: RG42 6NE

what3words: ///lions.runner.advice

General

Local Authority: 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: House - D, Annexe - C

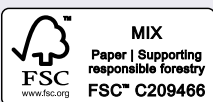
Ascot

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