



The Chapel, Winkfield Row, Berkshire

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**STRUTT  
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BNP PARIBAS GROUP 



# The Chapel Winkfield Row, Berkshire RG42 6NE

A sensational two-bedroom conversion of a charming 19th century chapel

M3 (Jct 3) 5.7 miles, M4 (Jct 10) 7.5 miles, Martins Heron station 2.2 miles (London Waterloo 60 minutes), Ascot station 3.3 miles (London Waterloo 54 minutes), Ascot 3.0 miles, Heathrow Airport (T5) 13.5 miles, Central London 30 miles

Sitting area | Study | Kitchen | Utility room  
Cloakroom | Principal bedroom with en suite shower room | Room 2 | Main shower room  
Courtyard garden | EPC rating TBC

## The property

A beautifully converted 19th century chapel providing two bedrooms and stylish accommodation arranged over two floors. The handsome red brick building, which dates from 1854, has been elegantly and thoughtfully converted and features contemporary styling, original arched windows and a wealth of exposed brickwork throughout.

The main ground floor living space is the open-plan sitting area and kitchen at the rear, which has tiled flooring and bi-fold doors opening onto the courtyard garden. The kitchen itself is fitted with sleek, modern units, a breakfast bar and integrated appliances, while there is also space for a dining table. Additionally, the ground floor has a useful office for peaceful home working and a utility room for further appliances and storage.

Upstairs there is a galleried landing overlooking the kitchen, plus a beautifully presented double bedroom with built-in wardrobe and an en suite shower room, a second room and an additional shower room.

## Outside

At the front of the property there is a brick wall enclosed, paved garden with space for pot plants, while there is an additional walled patio area to the rear with gated access. Parking is available on-street, opposite the property.

## Location

The property is located in the highly desirable village of Winkfield Row. The village has two pubs and several other amenities, including a local primary school and the independent Lambrooke School (within striking distance of the property), while there are everyday facilities, including local shops and a post office in nearby Ascot.

The popular town of Windsor is 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.

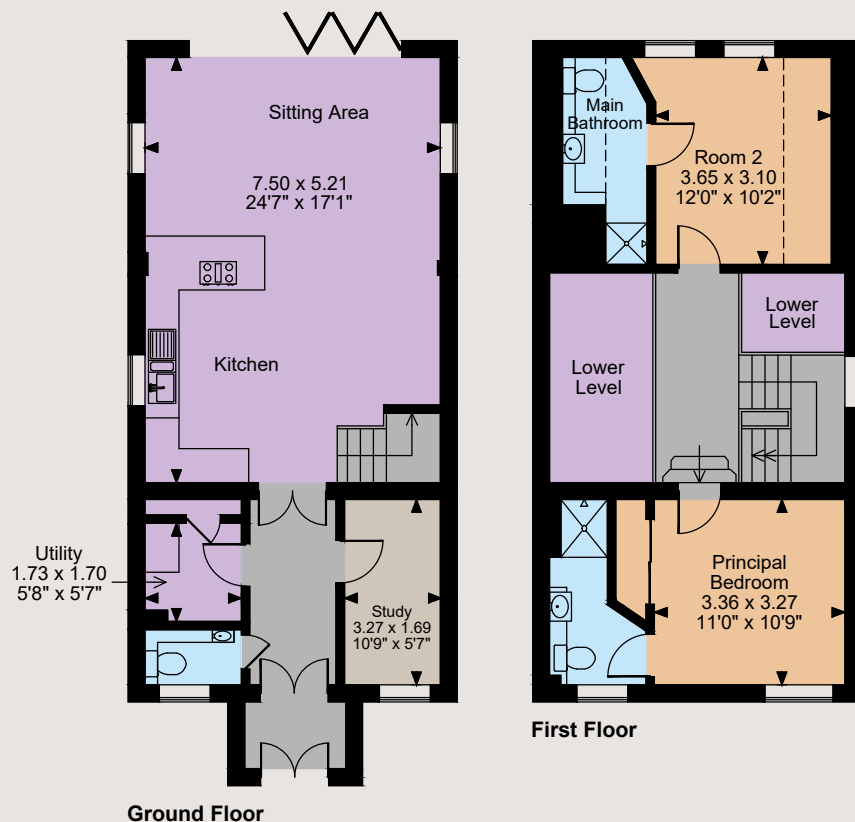
Transport links are excellent with regular train services to London Waterloo from Ascot and Bracknell stations, whilst high-speed Crossrail provides access to London from Maidenhead. For road-users, junctions joining the M4 and M3 are within easy reach providing access to Heathrow Airport, Central London,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







Floorplans  
House internal area 1,047 sq ft (97 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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## Directions

With Strutt & Parker's Ascot office on your left, continue along the High Street (A329). At the mini roundabout, take the first exit onto Winkfield Road (A330), follow the road until you reach dual mini roundabouts and continue straight over both to continue on the A330. Continue for about a half a mile, then turn left onto Forest Road and continue for a further 1.5 miles before turning right onto Chavey Down Road. After just over 300 metres, and shortly after The Don Beni restaurant, The Chapel will be found on the right hand side.

## General

**Local Authority:** Bracknell Forest Council – Tel. 01344 424642

**Services:** Mains gas, electricity, water and drainage. Under-floor heating to the ground floor.

**Council Tax:** TBC

**Tenure:** Freehold

**Guide Price:** £750,000

**Agent's note:** The Chapel also comes with a 10 year new build insurance warranty

## Ascot

37 High Street, Ascot, Berkshire SL5 7HG

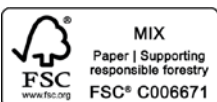
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