



Brock Hill Cottage
Winkfield Row, Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Brock Hill Cottage Winkfield Row Berkshire RG42 6LS

Delightful period family house, with a separate detached annexe, all set in circa 3.7 acres, in a rural setting

M3 (Jct 3) 6.6 miles, M4 (Jct 8/9) 6.8 miles, M25 (Jct 12) 11.3 miles, Ascot Station 3.7 miles (London Waterloo 57 mins), Maidenhead Station 7.1 miles (London Paddington 44 mins), Heathrow (T5) 14 miles, Central London 29 miles

The property

- Captivating country house, perfect for family living
- Detached 1-bedroom annexe, comprising a sitting room, kitchen, bedroom and en suite bathroom. An ideal opportunity for inter-generational living or for generating an income stream.
- South-facing garden enjoying a high degree of seclusion and privacy
- Separate 2.8 acre field
- Delightful semi-rural setting
- Verandah, taking full advantage of the southerly aspect and the outlook over the gardens and field beyond
- Good sized reception rooms and a spacious study for those wishing to work from home
- Kitchen/breakfast room with adjoining larder

- Principal bedroom with en suite dressing room and bathroom
- Three further bedrooms and a family bathroom
- Double electrically operated gates opening onto a gravelled parking area
- Large integral garage and detached single garage
- Vegetable garden with greenhouse and timber shed
- Discreetly positioned 'all-weather' tennis court





Location

Brock Hill Cottage enjoys a rural location yet is well placed for transport networks and local amenities. Heathrow airport is just 14 miles away and there are regular train services to London Waterloo from Ascot, Martins Heron and Bracknell stations; London Paddington is accessible from Maidenhead Station (Elizabeth Line).

The towns of Ascot, Maidenhead and Windsor offer an excellent range of shopping and leisure amenities and there are some well-regarded restaurants and gastropubs in the area including The Belvedere Arms in Sunninghill, Bluebells in Sunningdale, The Barn at Coworth Park and Michelin starred Royal Oak in Paley Street, the Fat Duck, Waterside Inn and Hinds Head in Bray. Brock Hill Cottage 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 prestigious golf clubs including Wentworth, Sunningdale, Swinley Forest and The Berkshire; polo is available at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club and horse racing is available at Ascot and Windsor. 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 schools including Lambrook (which is less than a third of a mile away), Papplewick, Heathfield School, St. George's, St. Mary's Ascot, Wellington College and Eton College. For international schooling, TASIS (The American School) and ACS International School are both within easy reach.









Floorplans

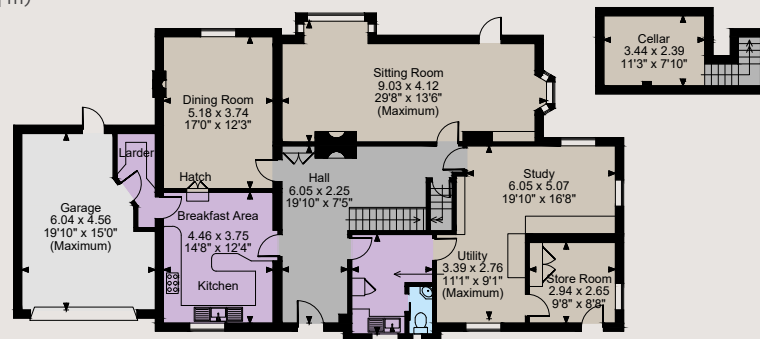
Main House internal area 2,885 sq ft (268 sq m)

Annexe internal area 627 sq ft (58 sq m)

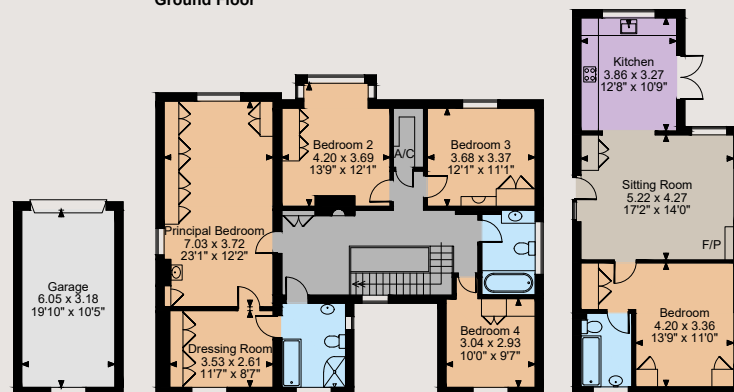
Garages internal area 461 sq ft (43 sq m)

Total internal area 3,973 sq ft (369 sq m)

For identification purposes only.



Ground Floor



First Floor

Annexe

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

From Strutt & Parker's office in Ascot High Street turn left, proceed to the bottom of the High Street and turn left at the mini roundabout into Winkfield Road. Follow the road to twin mini roundabouts where you will take the second exit at the first roundabout and the first exit at the second roundabout into Winkfield Road/A330. Continue for about half a mile, turn left into Forest Road/B3034 and continue for a further 1.5 miles to a junction where you will turn right into Chavey Down Road /B3017. Proceed towards the end of the road where Brock Hill Cottage will be found on the left hand side, just before the T-junction.

General

Local Authority: Bracknell Forest Borough Council - Tel: 01344 352000

Services: Mains electricity, gas, water and drainage

Mobile Phone Coverage/Broadband:

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

Council Tax: House - band G, Annexe - Band C

Tenure: Freehold

EPC rating: House - E, Cottage - D

Guide Price: £1,725,000

Ascot

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Over 50 offices across England and Scotland, including Prime Central London

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