



Wall House
Winkfield Street, Winkfield, Berkshire

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Wall House Winkfield Street Winkfield, Berkshire SL4 4SW

A rare opportunity to acquire a Grade II listed house of 15th century origins, set within about 2.44 acres and with planning permission to extend

M4 (Holyport Interchange) 6.4 miles, M3 (Jct 3) 8.5 miles, Ascot station 4.1 miles (London Waterloo 57 minutes), Windsor 5.7 miles, Maidenhead 7.3 miles, Heathrow Airport (T5) 14.5 miles, Central London 30 miles

Reception hall | Sitting room | Dining room
Study | Kitchen | Principal bedroom with en suite bathroom | 2 Further bedrooms | Family bathroom | Separate annexe | Store rooms
Double car port | Gardens and grounds
Outdoor swimming pool | About 2.44 acres

The property

Dating back to the mid to late 15th century, Wall House is an attractive oak timber framed former hall house that, faithful to its period, is rich in original and interesting features including exposed beams, impressive vaulted ceilings to the bedrooms, a large inglenook fireplace, and rustic flagstone floors to the ground floor.

In addition to the main house, there is a former stable block that has been partially converted to provide an annexe comprising a sitting room, bedroom and bathroom, along with store rooms and a double carport. This space has significant further potential for conversion into more accommodation, home office space, gym, etc.

Planning permission has been granted for the erection of a one and half storey rear extension replacing and enlarging the current kitchen to provide a bright modern kitchen/family space.

The permission also includes replacing the existing lowered terrace, and internal alterations to the existing annexe, and widening of the front vehicle entrance gate by repositioning the granite bollards. Planning ref: 21/00767/LB
Decision date: 21st September 2022

Outside

The house is set within picturesque formal gardens that create a delightful backdrop to the property and include areas of lawn, an outdoor swimming pool, terracing, mature flowering shrubs and roses, box hedging, stone pathways, a pond and a fruit orchard. For the equestrian enthusiast, there is a paddock to the rear of the property that benefits from its own private access to the road.

Location

Wall House enjoys a semi-rural setting in a tranquil road within the village of Winkfield, where wonderful walks can be enjoyed. The popular gastro pub, the Winning Post, is just a stone's throw from the property. Extensive shopping and leisure amenities are available in Ascot, Windsor and also Bracknell, with its pedestrianised Lexicon shopping centre.

Sporting and recreational facilities in the area include horse riding and polo in Windsor Great Park, horse-racing at Ascot and Windsor, and golf at a variety of clubs including Sunningdale, Wentworth, Swinley Forest and The Berkshire

Communication links are excellent with the M4, M3 and M25 motorways within easy reach and linking to major road networks and providing access to Heathrow and Gatwick Airports. Regular train services to London from are available from Ascot, Windsor and Maidenhead, the latter of which benefits from Crossrail, the high-speed service.

There are numerous excellent schools in the area including Lambrook in Winkfield Row, St. George's, Papplewick, St. Mary's, Heathfield and LVS in Ascot, St. George's, Windsor Boys' and Windsor Girls' Schools, and Eton College





Winkfield Street, Winkfield, Windsor

Approximate Gross Internal Area = 237.2 sq m / 2553 sq ft
 Outbuilding = 251.3 sq m / 2705 sq ft (Excluding Carport)
 Total = 488.5 sq m / 5258 sq ft



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2017 0203 9056099 Ref: 198324

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Directions

With Strutt & Parker's Ascot office on your left, continue along the High Street to a mini roundabout and take the first exit into Winkfield Road (A330). Follow the road until you reach dual mini roundabouts, cross straight over both to continue on Winkfield Road/A330. After about a mile, turn left into Lovel Road/A330 and follow the road to a t-junction. Turn left to continue on the A330 and after about 1.3 miles, turn right into Winkfield Street: the property will be found on the right hand side.

General

Local Authority: Bracknell Forest
Services: Mains electricity, gas and drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £2,000,000

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

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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