



Maidens Green House

Winkfield Street, Maidens Green, Berkshire



BNP PARIBAS GROUP

Set within 8.7 acres, an impressive property in a serene private setting, with planning to extend

A spacious family home combining rural tranquillity with modern convenience, backing onto open meadowland yet close to amenities, schools, and transport links



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGING FOR 3 CARS



8.7 ACRES



FREEHOLD



VILLAGE



4,625 SQ FT



**GUIDE PRICE
£3,950,000**

The property

Set within an impressive 8.7 acres of gardens and grounds, this substantial family home offers a rare blend of privacy, rural tranquillity and modern convenience. Backing directly onto your own private meadow/paddock, the property enjoys a countryside setting whilst remaining within easy reach of local amenities.

A spacious galleried reception hall, finished with herringbone wood flooring, sets an impressive tone and provides access to the principal ground floor rooms, creating a seamless and inviting flow throughout the house.

Leading from the hall are the principal ground floor rooms, beginning with a stylish sitting room featuring a contemporary fireplace and a bay window that fills the space with natural light. Double doors open into the formal dining room, which in turn benefits from French doors that open onto the terrace. When open, these doors create a wonderful indoor-outdoor connection, offering a direct line of vision from the

reception hall all the way through to the gardens and meadow beyond. The snug provides a more intimate setting, complete with bay window and fireplace housing a wood-burning stove, and there is a study, similarly enhanced by a bay window.

The hub of the home is the spacious and comprehensively fitted kitchen/breakfast/garden room. This open-plan space is thoughtfully designed for both everyday living and entertaining, with a peninsular unit incorporating an integral breakfast bar, perfect for informal dining. The kitchen flows seamlessly into a striking triple-aspect garden room, complete with a wood-burning stove, and a vaulted ceiling and glazing that frames views of the gardens and meadow beyond, bringing the outdoors in.

Additional ground floor accommodation includes a utility room, a boot room, and a cloakroom, ensuring functionality and convenience throughout.



Upstairs, the well-appointed accommodation has been arranged to provide comfort and functionality. The principal suite is a standout feature, comprising a generously sized bedroom, a fully fitted dressing room, and a stylish, contemporary bathroom; there is also useful under-eaves storage. There is a second bedroom, also with the convenience of under-eaves storage and its own en suite bathroom, two further bedrooms, and a bathroom. There is scope to further extend the property in the generous roof space.

Planning permission has been granted for the installation of two dormer windows and two rooflights to the rear, and four rooflights to the front, which will create two bedrooms and 2 bathrooms, or one very spacious master suite. Application ref: 23/00805/FUL – Decision date: 23rd January 2024

Outside

It is worth noting that a vaulted detached building within the grounds provides generous office space, ideal for running a home-based business. Equipped with lighting and power, it offers a practical and

versatile working environment separate from the main house, with views over the garden.

To the front of the property, a traditional five-bar gate opens onto a gravelled driveway, which culminates in a generously sized parking area and provides access to the garaging. The house itself is set well back from the road, offering a sense of privacy and seclusion, and is attractively screened by a variety of mature shrubs and trees. To the rear, the gardens and grounds are a key feature of the property and are an idyllic retreat. Beyond a broad expanse of lawn lies a meadow with a double field shelter, accessible by vehicle via Winkfield Lane, while to the side is a paddock with independent vehicular access from Winkfield Street. Together, they form an attractive, low-maintenance outdoor setting requiring minimal intervention.

Spanning the rear of the house is a sun terrace, offering the perfect spot for al fresco dining, whilst to the side is a charming kitchen garden, complete with raised beds. There is also a small orchard.



Distances

- M4 (Jct 8/9) 6.4 miles
- M3 (Jct 3) 7 miles
- Ascot 3.7 miles
- Windsor 4 miles
- Heathrow Airport (T5) 12.7 miles
- Central London 28 miles

Nearby Schools

- Lambrook, Winkfield Row
- Windsor Boys' School
- Windsor Girls' School
- LVS, Ascot
- St. Georges, Ascot
- St. Mary's, Ascot
- Papplewick, Ascot
- ACS International School, Egham
- The American International School, Thorpe
- Eton College







Agent's note

The owners have submitted a Permitted Development application for a two-bay stable with a tack room and are awaiting a decision.

Location

Maidens Green House is situated in the pretty parish of Maidens Green, close to Windsor Forest and Windsor Great Park, yet is well placed for easy access to the motorway network, and Heathrow and Gatwick Airports.

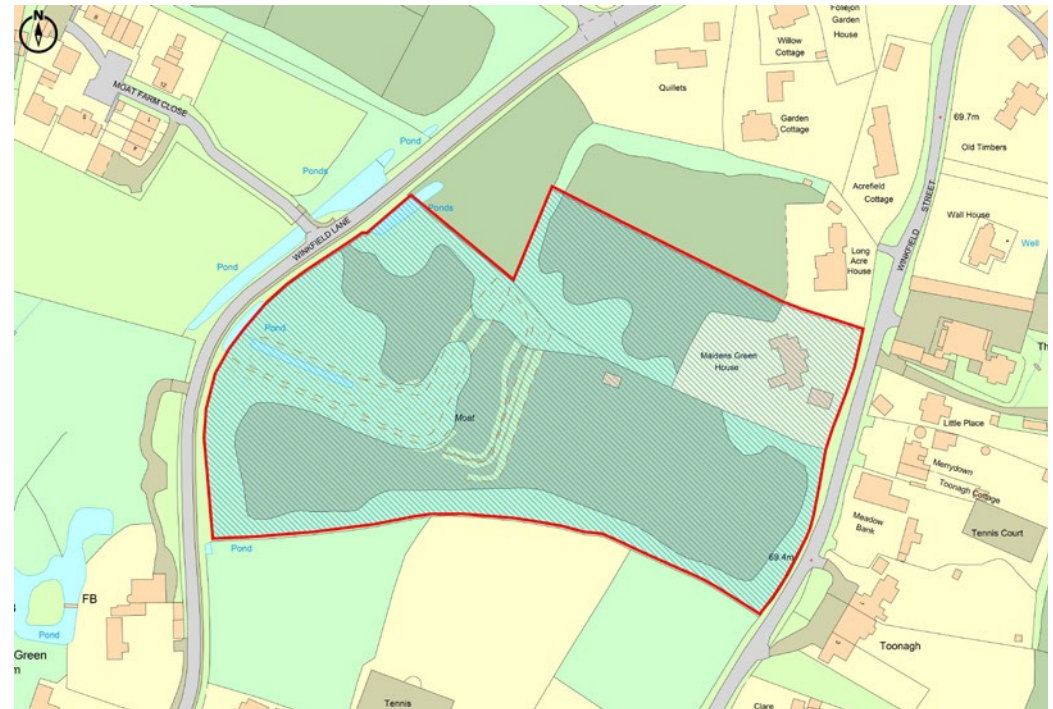
Regular train services are available to London Waterloo from Ascot, Martins Heron, Bracknell and Windsor stations; London Paddington is also accessible from Slough and Maidenhead Stations (Elizabeth Line), and Windsor.

Extensive recreational and shopping facilities may be found at nearby Ascot, Windsor, Maidenhead and Bracknell, with its pedestrianised Lexicon shopping centre. The area also boasts some superb fine dining with Coworth Park in Ascot, as well as the Waterside

Inn and Heston Blumenthal's restaurants in Bray. Closer to home is the popular Winning Post Hotel/ Restaurant, located just a stone's throw from the property.

Sporting and leisure facilities in the area include golf at the world-famous Wentworth and Sunningdale golf clubs, and for the equestrian enthusiast, the property is in close proximity of prestigious polo clubs, including the Royal County of Berkshire Polo Club, Guards Polo Club and Coworth Park; horse racing may be enjoyed at the Ascot and Windsor racecourses. The local countryside, Windsor Great Park, Swinley Forest, Virginia Water Lake and Savill Garden all provide excellent walks.

Educational opportunities in the region are superb, in both the state and independent sectors, and schools include the nearby Lambrook school in Winkfield Row.



Key Locations

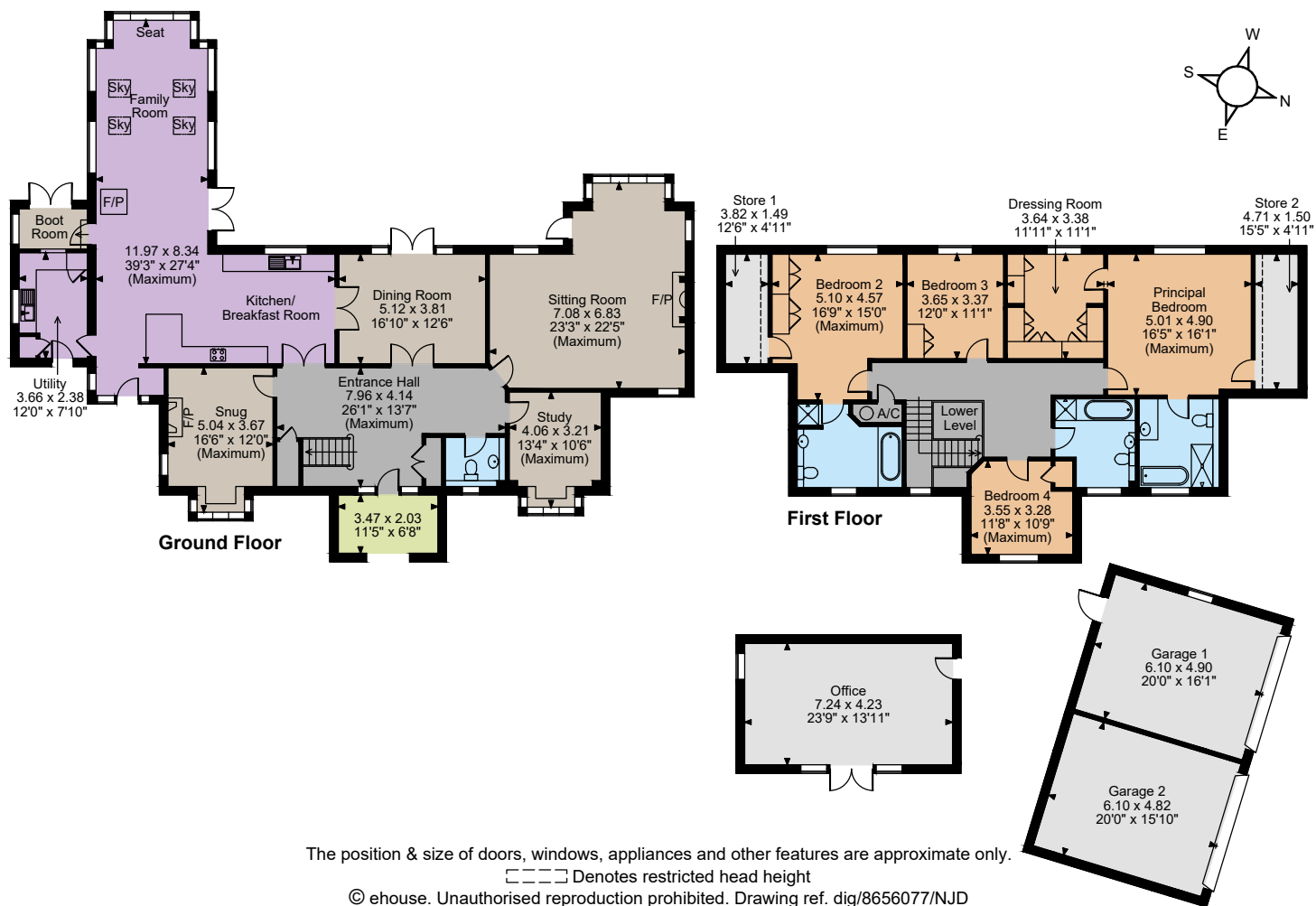
- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- The Long Walk
- LEGOLAND Windsor Resort
- Virginia Water Lake
- Wentworth Golf Club
- Runnymede

Nearby Stations

- Martins Heron
- Bracknell
- Ascot
- Windsor & Eton Central
- Windsor & Eton Riverside







Floorplans

House internal area 3,646 sq ft (339 sq m)
 Garages internal area 649 sq ft (60 sq m)
 Office internal area 330 sq ft (31 sq m)
 Total internal area 4,625 sq ft (430 sq m)
 For identification purposes only.

Directions

Post Code: SL4 4SW
 what3words: ///tried.curry.soil

General

Local Authority: Bracknell Forest Council

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: D

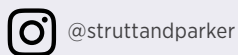
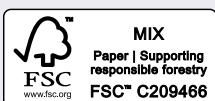
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Ascot

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