



Rosevale House
Woodside Lane, Winkfield, Bekshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful 5-bedroom character cottage, tucked away in a private lane

A thoughtfully renovated and extended family home, with a garage and landscaped gardens. It is set within a quiet, private no-through road, within easy reach of excellent local amenities and road/rail connections



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



SECLUDED GARDEN



FREEHOLD



VILLAGE



2,755 SQ FT



**GUIDE PRICE
£1,795,000**



The property

Rosevale House has been thoughtfully extended and comprehensively refurbished by the present owners, to create a light-filled, spacious family home featuring under-floor heating in the kitchen and bathrooms, log burners in the snug and dining room, and a CCTV system.

Of particular note is the L-shaped kitchen/dining/sitting room that blends comfort with contemporary design. The open-plan layout creates a natural flow between the cooking, dining, and relaxation areas, making it ideal for both everyday living and entertaining. The kitchen area is fitted with neutral cabinetry, and a generous island with an integral breakfast bar doubles as a casual dining area. Both the kitchen and seating areas enjoy views of the garden through large glazed doors, creating a strong connection between indoor and outdoor spaces; while a roof lantern fills the interior with natural light, enhancing the overall sense of brightness and openness.

The ground floor further comprises an elegant drawing room with a bay window, an adjacent snug, a utility room with its own outside access, and a cloakroom.

Upstairs, there are five bedrooms including the impressive principal bedroom with its vaulted ceiling, double doors opening to a Juliet balcony, and en suite bathroom. One of the four further bedrooms benefits from an en suite shower room whilst one is currently being utilised as a dressing room. There is also a family bathroom.



Outside

To the front, a driveway provides access to the garage and runs alongside a pretty, parterre-style garden featuring red-brick herringbone pathways. At the rear, the lawned garden enjoys a high degree of privacy and is bordered by well-stocked flower beds, mature shrubs and trees. A raised paved terrace, which may be reached from the kitchen/dining/sitting room, provides excellent space for al fresco dining and relaxation.

Location

On a private, semi-rural lane, Rosevale House occupies a tranquil and idyllic position just to the north of Ascot and on the south-east fringes of Winkfield village. High Street amenities in Ascot are within easy reach for every day needs, whilst Sunninghill and Sunningdale provide further shopping opportunities, including a Waitrose store. Slightly further afield, the towns of Windsor, Bracknell, Camberley, Guildford and Reading provide a comprehensive range of shopping, leisure and cultural amenities.

Communication links are excellent with regular train services from both Ascot and Sunningdale and easy access to the M3, M4 and the M25, for connections to the major road network and Heathrow and Gatwick Airports.

There is a good choice of independent, international and state schools in the vicinity in both the state and independent sectors.

Sporting and leisure facilities in the area include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, racing at Ascot and Windsor, polo at Smith's Lawn, and boating on some stretches of the River Thames.



Distances

- M3 (Jct 3) 3.4 miles
- M25 (Jct 13) 8.4 miles
- Sunninghill 1 mile
- Ascot High Street 1.5 miles
- Sunningdale 2.0 miles
- Windsor 8 miles

Nearby Stations

- Ascot
- Sunningdale
- Bracknell
- Martins Heron

Key Locations

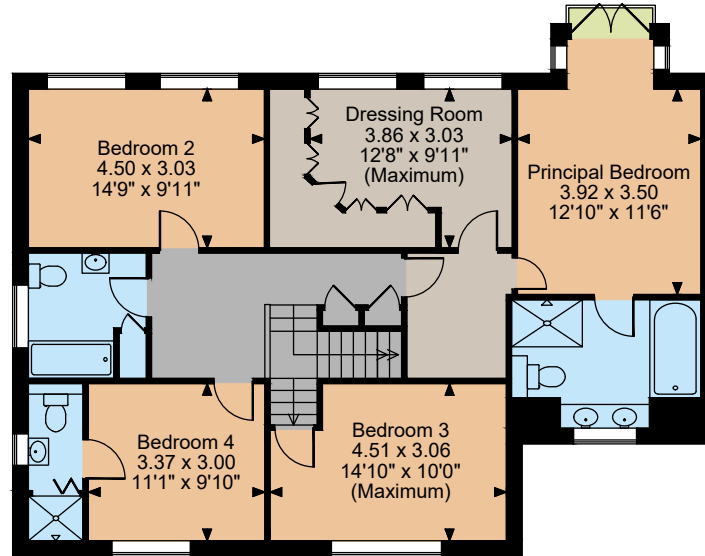
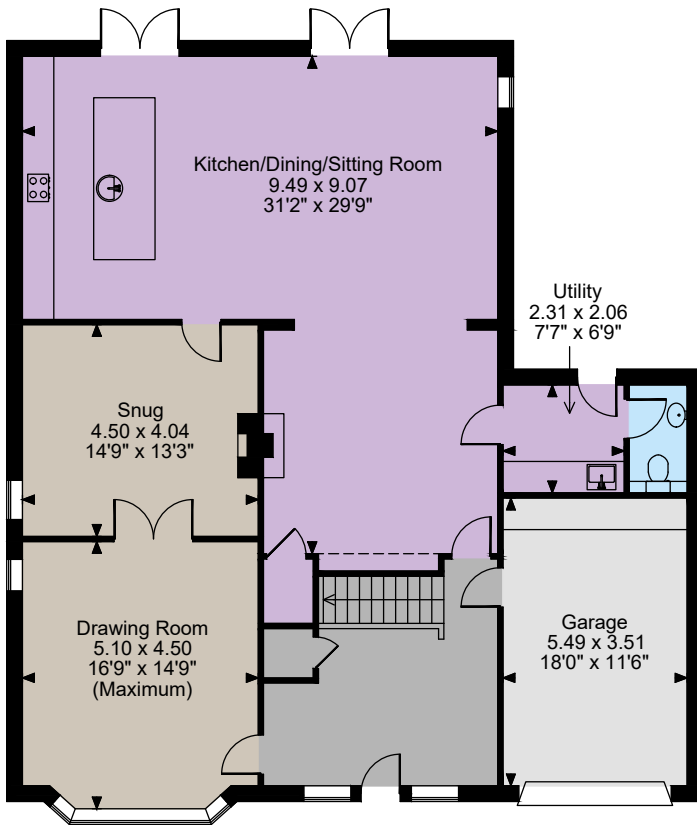
- Ascot Racecourse
- Wentworth Golf Club
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse

- LEGOLAND Windsor Resort
- Runnymede (Magna Carta Memorial)

Nearby Schools

- St. Mary's, Ascot
- LVS, Ascot
- Papplewick, Ascot
- St. George's, Ascot
- The Marist School, Ascot
- Heathfield School, Ascot
- St Mary's School Ascot
- Sunningdale School
- Charters, Sunningdale
- Woodcote House, Windlesham
- Hall Grove, Bagshot
- Lambrook, Winkfield Row
- Coworth Flexlands, Chobham
- Wellington College, Crowthorne
- Eton College
- ACS International School, Egham
- American International School (TASIS), Thorpe





Floorplans

House internal area 2,548 sq ft (237 sq m)
 Garage internal area 207 sq ft (19 sq m)
 Total internal area 2,755 sq ft (256 sq m)
 For identification purposes only.

Directions

Post Code: SL4 2DW

what3words: ///guess.keys.vows

General

Local Authority: Bracknell Forest Council – Tel. 01344 352000

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 G

EPC Rating: D

Ground Floor

First Floor

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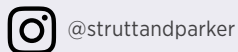
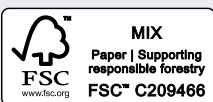
Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

ascot@struttandparker.com

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