

Roysvale
Woodside Road, Winkfield, Berkshire



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An unexpectedly generous five-bedroom detached home with flexible accommodation, in a desirable village setting

A light-filled family home offering in excess of 2,000 sq ft of versatile living space arranged over two floors. Situated in the sought-after hamlet of Woodside, the property features well-proportioned rooms and generous grounds, presenting an exciting opportunity to tailor the space to individual tastes.

The layout is beautifully configured for modern family living. A central reception hall opens into a bright, expansive open-plan sitting and dining room extending to over 25 ft, featuring practical tiled flooring and double doors leading directly to the garden. Adjoining this space is a large kitchen/breakfast room, well-fitted with a range of country-style units, integrated appliances and a breakfast bar. This room also has direct access to the garden, making the flow ideal for al fresco dining and entertaining. Adjoining the kitchen is a generously sized workshop/arts studio which offers an exceptionally versatile space, ideal for creative pursuits, hobbies, or additional storage. This space could easily be reinstated as a garage if desired. A guest cloakroom is conveniently located off the reception hall.

There are two ground floor bedrooms and three first floor bedrooms. Bedroom 5 is currently used as a study, and provides a dedicated work-from-home space. Completing the ground floor is the principal bedroom suite, which features sustainable bamboo hardwood flooring and benefits from a private dressing room and a spacious en suite bathroom featuring a corner bath and separate shower enclosure.

First Floor
The staircase and entire upper floor also features sustainable bamboo hardwood flooring. The first floor landing leads to three further double bedrooms, including one with a private en suite. The remaining two bedrooms are served by a family bathroom, ensuring ample facilities for residents and guests alike.

2,076 sq ft (193 sq m)

2 reception rooms

5 bedrooms | 3 bathrooms

Utility/workshop

Gardens

Freehold | Village

Keyed access to Crown Estate Land

Guide price £895,000



The property is approached via a generous gravel driveway providing extensive off-street parking. To the rear lies a fully enclosed garden - a notable feature of the home. Featuring a block-paved patio terrace and a hot tub, it provides an excellent setting for outdoor entertaining. Beyond the terrace, a substantial level lawn is bordered by mature trees and established shrubs, including a striking weeping willow. The garden has a very good degree of privacy.

Location

The property is situated in the popular hamlet of Woodside, just to the north of Ascot and Sunningdale, both of which offer a good range of day-to-day amenities. Bustling Ascot High Street is about 1.5 miles away, whilst slightly further afield, the towns of Windsor, Bracknell, Camberley, Guildford and Reading provide more extensive shopping and leisure facilities.

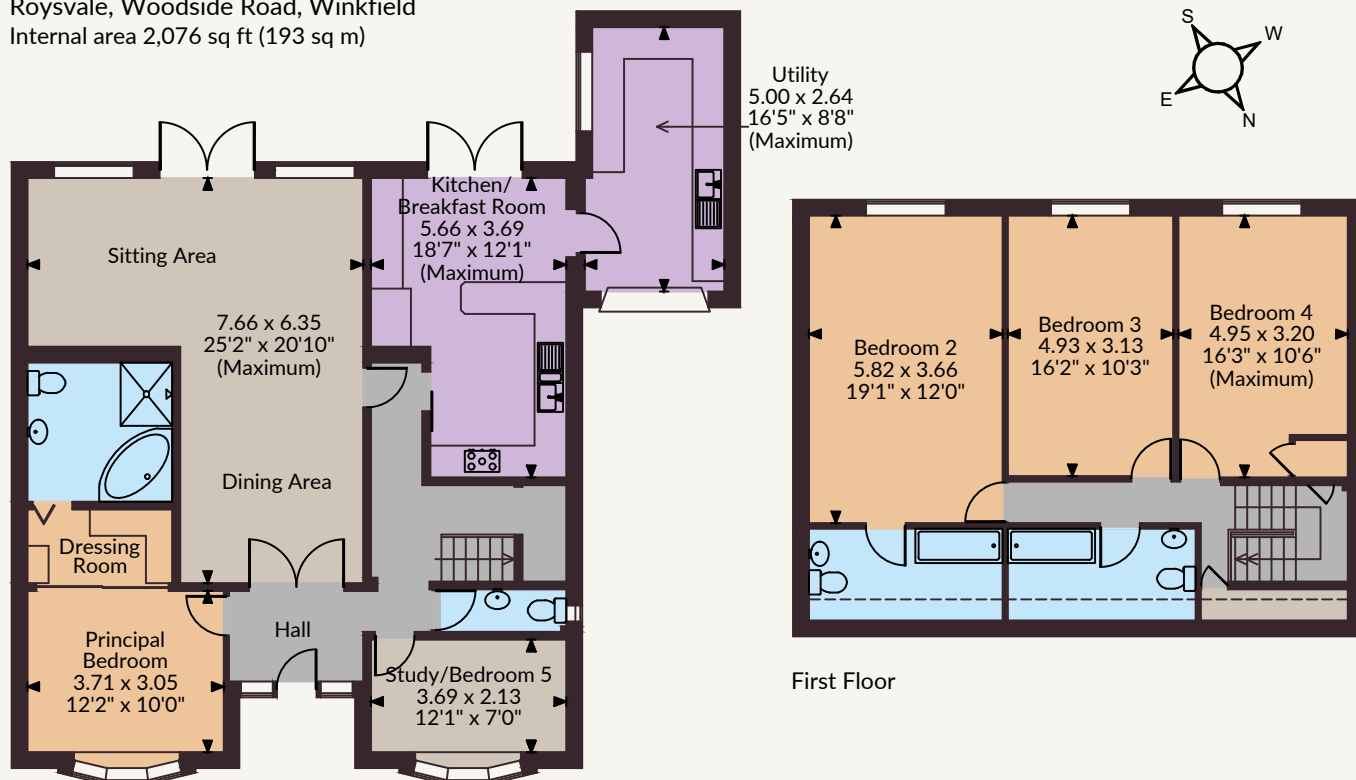
Transport connections are excellent with Ascot station providing regular services to London Waterloo, and Sunningdale and Martins Heron offering further rail options. Easy access is available to the M3, M4 and A30, with routes to major road networks including the M25 for journeys to Heathrow and Gatwick airports. There is also a good choice of independent and state schools in the area including Lambrook in Winkfield Row, Papplewick, St George's, St. Mary's, LVS and Heathfield in Ascot, Charters School in Sunningdale, and St. Michael's in Sunninghill.

Sporting and leisure facilities in the area include golf at the prestigious Wentworth, Sunningdale, Swinley Forest and The Berkshire clubs; racing at Ascot (1 mile from the property) and Windsor; and boating and rowing on some stretches of the River Thames. The picturesque Virginia Water Lake and Savill Gardens are both within easy reach, with walking, cycling and horse riding available at Chobham Common and the 5,000 acre Windsor Great Park (just 1 mile away from the property).

Postcode region: SL4

General
Local Authority: The Royal Borough of Windsor & Maidenhead
Services: Mains electricity, gas, water and drainage
Council Tax: Band E EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Roysvale, Woodside Road, Winkfield
Internal area 2,076 sq ft (193 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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