



CHATTERTON | REES



WINKFIELD HALL  
WINDSOR, SL4 4TH



# WINKFIELD HALL

is a stunning newly built property located in the charming village of Winkfield.

The house itself is designed and built by both award winning Architects and Housebuilders and is situated perfectly within the Royal Borough of Windsor and Maidenhead in Berkshire.

Winkfield is well renowned for its picturesque countryside, peaceful ambience, and historical significance. The area is characterised by its traditional English architecture, statement homes and quaint cottages with beautifully maintained gardens and public open spaces.

Many other historic landmarks tell the story of Winkfield's rich heritage.

Nature enthusiasts will appreciate the lush greenery and scenic walking trails that meander through the village and its surroundings. Winkfield is also home to several parks and open spaces, perfect for leisurely strolls or picnics on a sunny day. The nearby Windsor Great Park offers expansive landscapes and a variety of recreational activities, making it a very popular destination for locals and tourists alike.

In summary, Winkfield combines a delightful blend of rural charm and historical intrigue, offering a tranquil escape while still being close to the vibrant cultural and commercial hubs of Windsor and Maidenhead. Whether you're exploring the countryside, delving into the village's past or simply enjoying the local hospitality, Winkfield and its surrounding area provide a welcoming and enriching experience.



In the heart of Polo playing country and equestrian excellence Winkfield Hall is bordered by the Royal Berkshire Polo Club and has the world famous racecourses of Royal Ascot and Windsor very nearby.



The area is blessed with numerous outstanding places to dine, providing an excellent array of traditional and international cuisine and hospitality. Both traditional and contemporary in style every conceivable taste can be satisfied with *‘Michelin star’* and haute cuisine available at exclusive restaurants such as Woven at Coworth Park, Bluebells, The Latymer at Pennyhill Park and The Fat Duck in nearby Bray.



Windsor Castle, one of the official residences of the British Royal Family, is just a short drive away. The castle's stunning architecture and meticulously maintained grounds offer a glimpse into royal life and are a must-visit for history buffs. Other places of interest within a 10 minute drive are Guards Polo Club and Wentworth Golf Club which holds the prestigious BMW/PGA tournament annually.



Guide Price £3,950,000

Approached by a 100 metre long gravel driveway through mature conifer trees, Winkfield Hall is a perfect home for a growing family or those who love to entertain.

Due for completion in October 2024, this property offers the luxury of a new build with all of the latest amenities and design features that a 21st century home can provide.

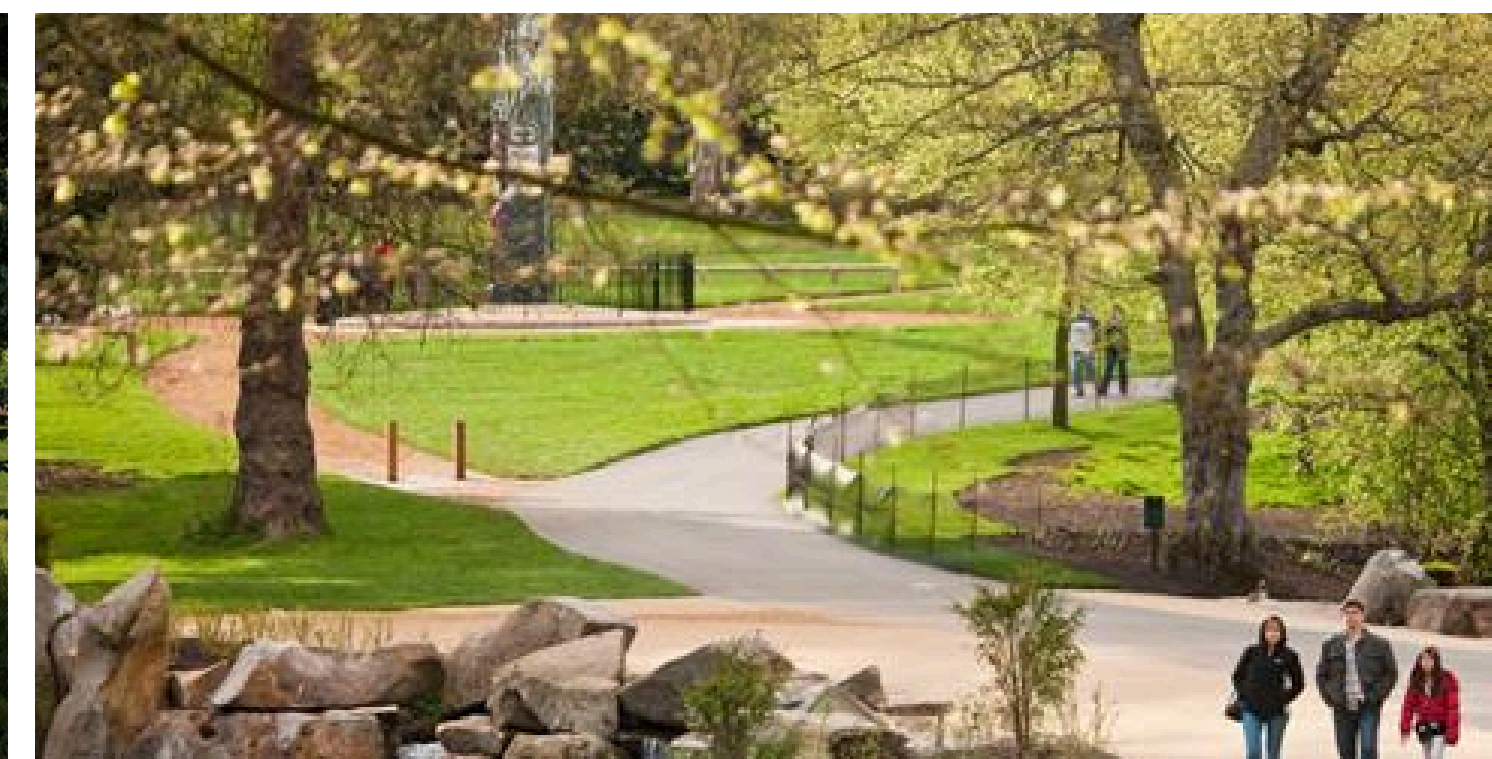
Within a generous 2.03 acre plot, there is plentiful outdoor space to enjoy and relax in total privacy, whether for gardening, outdoor activities or simply unwinding in the clean fresh air.

ED BEZZANT  
Listing Agent

07912860851  
01276 408 545  
ed@chattertonrees.co.uk



CHATTERTON | REES





# IMPRESSIVE entrance

The ground floor has a beautiful central staircase, finished in premier quality marble. From the Hallway you are beckoned toward the substantial lifestyle area that opens onto the expansive rear gardens. A stylish and spacious panelled Dining Room flows through to the designer Kitchen with Pantry and features an LED lit split-level descent to the Lifestyle Room with its high ceilings and full width Bi-Fold doors. The Library and purpose built Boot Room are also accessed from this area.



Winkfield Hall has 6 bedrooms, including a hugely impressive Master Suite with a walk-in and fully equipped dressing area that in turn accesses the expansive and designer En Suite Bathroom.

The Suite enjoys a large private balcony that can be accessed from both the Master Bedroom and En Suite. The private balcony overlooks the rear gardens as does the balcony that serves the principal Guest Suite (Bedroom 2).

This Guest Suite features high vaulted ceilings and stylish Glulam Beams that together with the Velux Roof Lights create a great sense of volume.

6 bedrooms

5 bathrooms &



# LUXURIOUS living space



Located perfectly in the Royal County of Berkshire the quintessential English village of Winkfield provides a most fitting context for the unique characteristics of “Winkfield Hall”. This special home offers the discerning purchaser the rare if not unique opportunity to acquire this imposing new build home that exceeds 6200 sq ft of opulent accommodation.



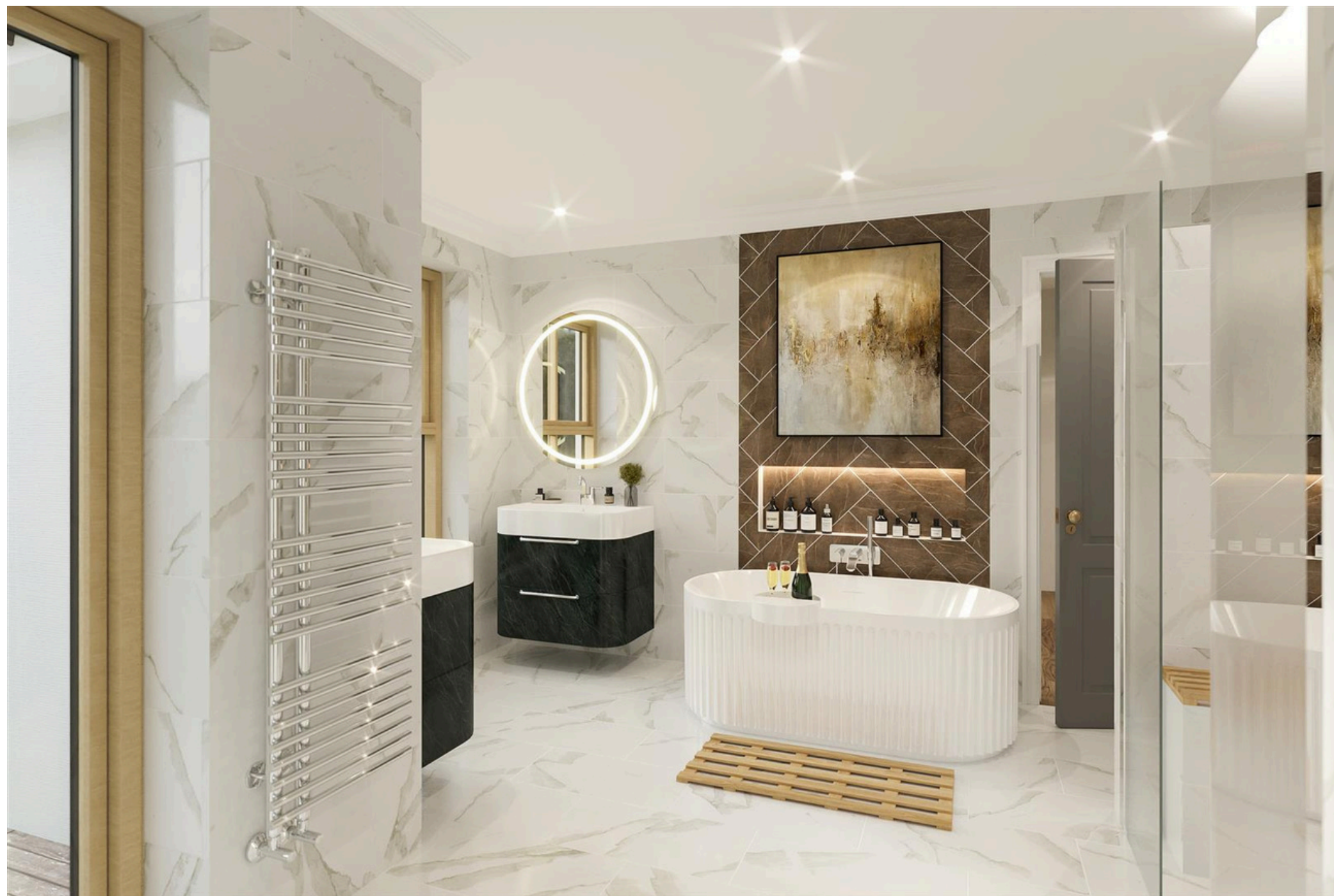
PERFECT FOR  
ENTERTAINING



Winkfield Hall boasts large dual aspect windows throughout that flood the living areas with natural light, creating a very positive ambience.



FINISHED TO THE  
HIGHEST LEVEL OF  
APPOINTMENT



Subject to the stage of construction a purchaser can specify and tailor finishing details to their own preference.





# WINKFIELD SCHOOLING

Schooling around winkfield and ascot

Winkfield offers an array of excellent educational opportunities for children of all ages. The area is home to several highly regarded primary and secondary schools, each known for their commitment to academic excellence and holistic development. Well known schools in the area are Lambrook School, Hall Grove, Wellington College, Eton College, St George's Ascot. Both Lambrook and Eton College, pictured below, are invariably choices of the Royal Family. The local community also plays an active role in supporting education. Numerous events and initiatives, such as book fairs, career days, and volunteer opportunities, help to create a vibrant and engaging learning environment. With such a supportive network, children in Winkfield are well-equipped to thrive both academically and personally.



Eton Collage

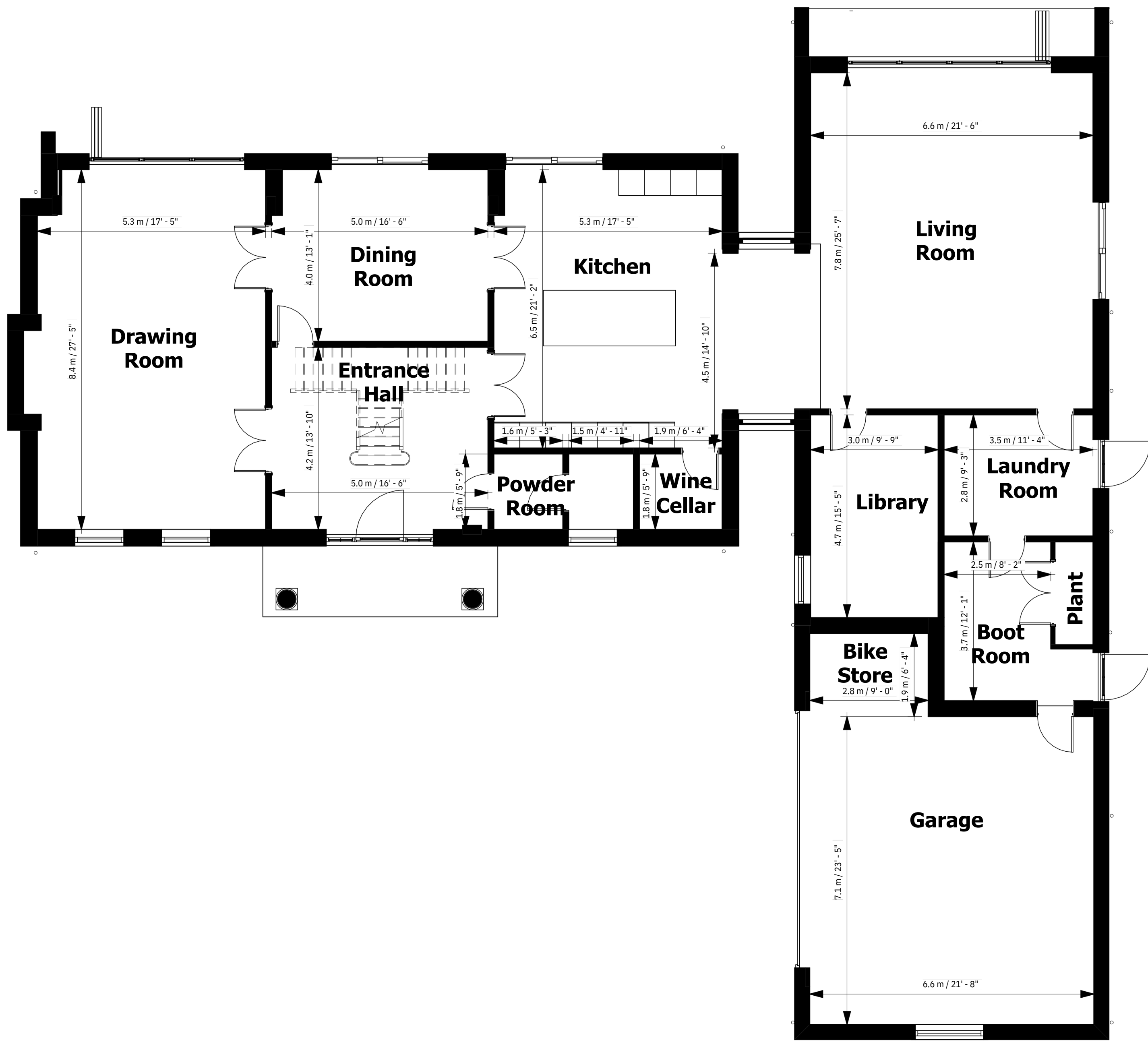


Hall Grove

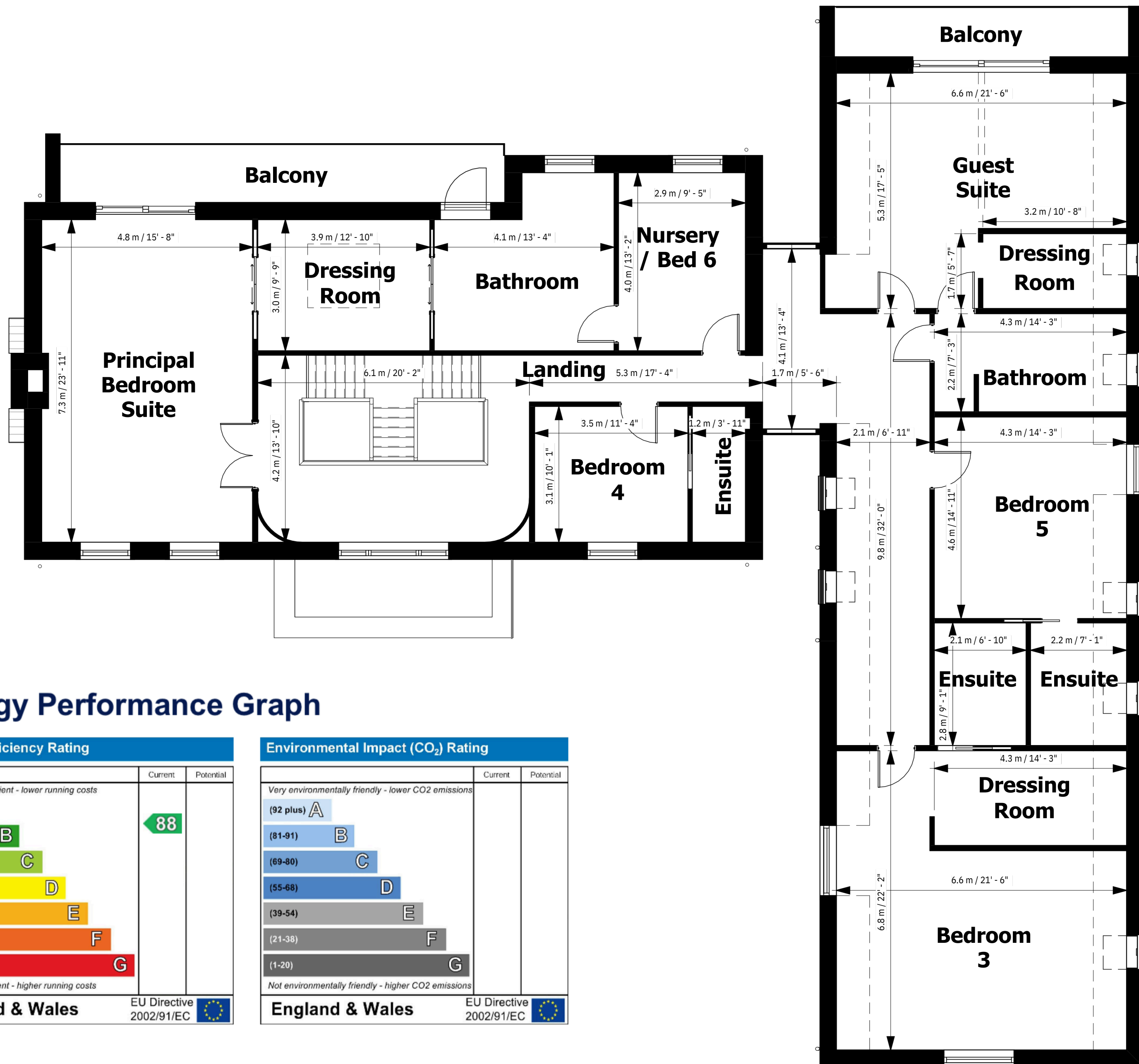


Lambrook

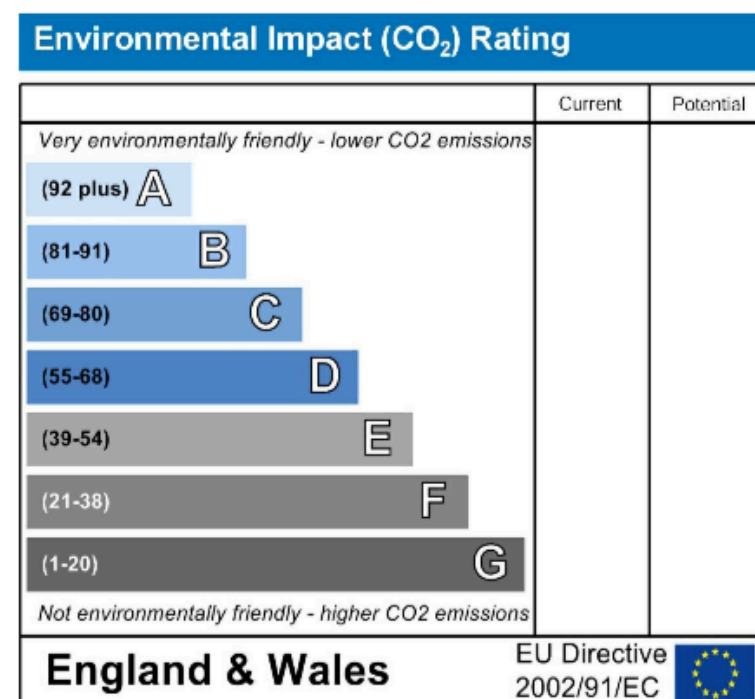
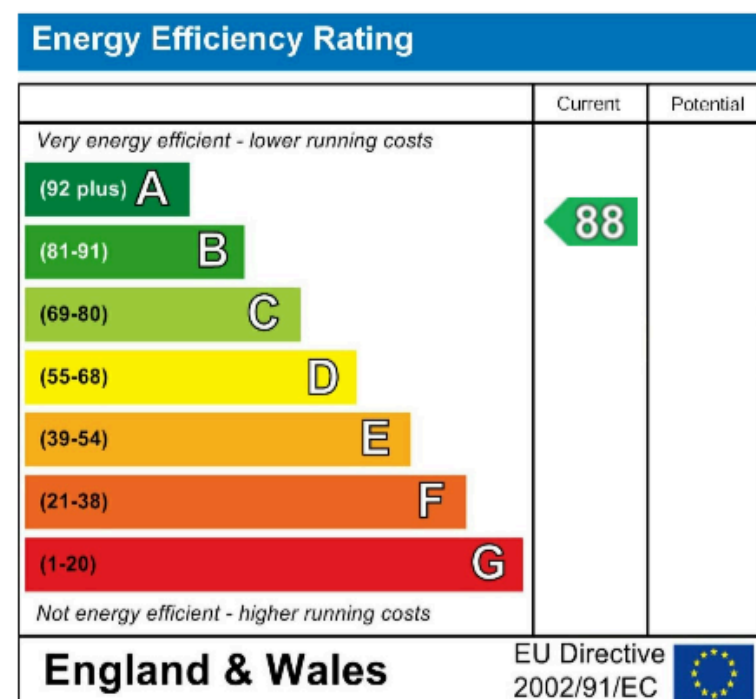
# GROUND FLOOR PLAN



# FIRST FLOOR PLAN



## Energy Performance Graph



# LOCATION



## Proximity to Key Locations

Windsor: Just 4 miles away, Windsor is easily accessible for exploring its historic castle, beautiful parks, and vibrant town centre.

London Heathrow Airport: Approximately 12 miles from Winkfield, the airport is conveniently reachable for international travel.

The M4 allows for easy access to Central London and the West Country and also links to the M25, which in turn provides access to the M3.

Rail access is equally convenient with direct services to London Waterloo available from Ascot and Windsor. Services direct to London Paddington are from Slough with a connection to Windsor available.

The Crossrail or Elizabeth Line, the new high speed service link through Maidenhead to Heathrow and in to the city.



CHATTERTON | REES

[WWW.CHATTERTONREES.CO.UK](http://WWW.CHATTERTONREES.CO.UK)