



Winkfield Lane, Winkfield,  
Windsor **SL4**

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# Winkfield Lane, Winkfield, Windsor SL4

Believed to have been built in the reign of Charles I, this beautifully restored and renovated Grade II listed farmhouse combines period charm with modern additions to a very high standard. The accommodation briefly comprises; an entrance vestibule leading to the reception hall with a large ornamental fireplace, a sitting room with a feature fireplace, a family room, a kitchen/breakfast room, dining room, two cloakrooms, a utility room, drawing room with a vaulted ceiling. Two ground-floor suites benefit from reception areas and bathrooms, with individual staircases up to mezzanine bedroom areas.



**Guide price:** £12,500 Long let £20,000 short let per calendar month

**Furniture:** Available unfurnished

**Tenancy available from:** 16th July 2023

**Minimum length of tenancy:** 12 months

**Deposit:** £17,307.69

**Local authority:** Bracknell Forrest

**Council tax band:** G

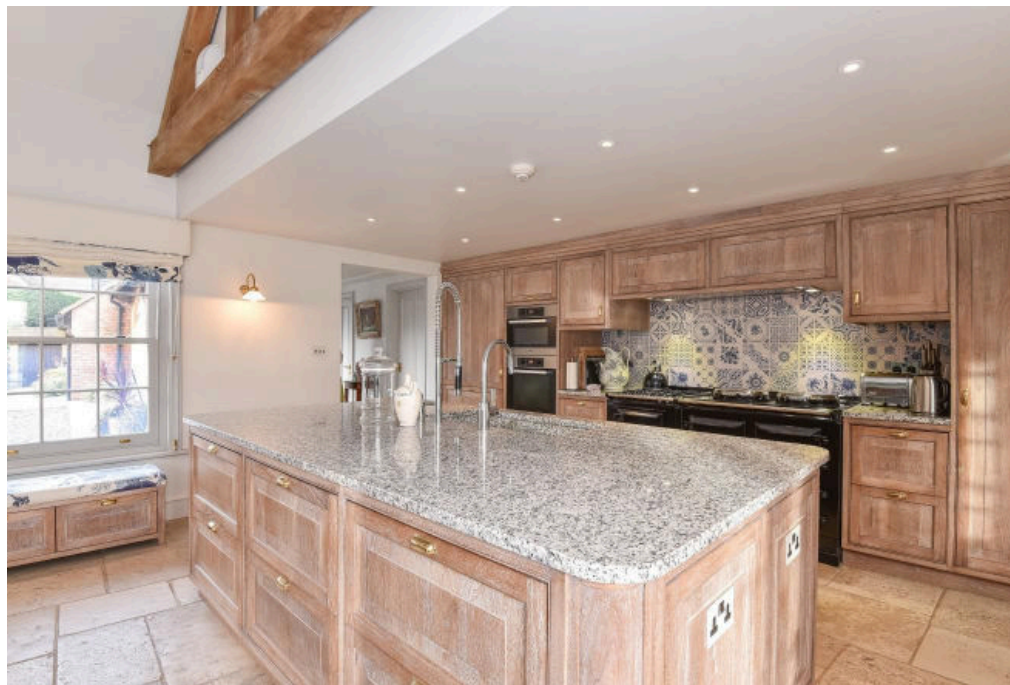






## Further rooms

Beautiful curved staircase leading to first floor, principal bedroom with dressing room and en suite bathroom, bedroom 2 with en suite bathroom. On the second floor, bedroom 4 has an en suite bathroom and a further bedroom with a roll-top copper bath in the corner. In addition, there is a staff flat/guest suite with a bedroom, bathroom and kitchenette. Externally there is a large patio, outbuildings, gardens, an outdoor pool with views over a private paddock, ample driveway parking and a gated entrance.



In the local area surrounding of Ascot there are excellent sporting and recreational facilities, with many well known local golf courses that include the world renowned Wentworth, Sunningdale, The Berkshire and Swinley Forest, polo at Smiths Lawn and The Royal Berkshire, with extensive walking and riding in Windsor Great Park. The local schooling is exceptional, being within the Charters School catchment area with many renowned private schools including Eton College, Papplewick, Sunningdale, St. Mary's, Heathfield, Hurst Lodge, St George's and St. John's Beaumont. In addition there is the American Community School (ACS) and TASIS





APPROX. GROSS INTERNAL FLOOR AREA 448.7 SQ METRES 4830 SQ FT (EXCLUDES RESTRICTED HEAD HEIGHT, OUTBUILDINGS, STORE & VOID)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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