



The Coach House
Twyford Road | Near Binfield | Berkshire | RG42 5QB

THE COACH HOUSE



*The Coach House is a beautiful
countryside property sitting on its own
private estate and set in over 9 acres of
land.*



KEY FEATURES

Boasting over 3,500 sq. ft. of space in the main house there's also a separate self-contained cottage, utility room, heated swimming pool, 6 stables, tack room, double garage and barn.

The perfect place for entertaining both inside and out, this wonderful house is accessed via an electronically-operated gate which opens onto a gravelled driveway and takes you through beautifully landscaped gardens which are a memorable sight.

The property is just 20 minutes by fast train from Maidenhead Station and 45 minutes by car from Junction 8/9 on the M4 into the centre of London and fantastically situated near the village of Binfield in Berkshire.

Heathrow Airport is also just 13 miles away.

Ground Floor

As you enter the main house you are greeted by a wonderful reception area with limestone flooring and underfloor heating. This leads you into the magnificent triple-aspect living room with its striking columns, marble surround, wood-burning fireplace and generous vaulted ceilings which has an abundance of natural light.

This room has three sets of French doors which open onto the south-facing terrace and is the perfect room for entertaining.

Connecting the living room and kitchen is the the huge dining room which comfortably seats 12 for more formal entertaining. The adjoining study is a good size for working from home and has views over the terrace.

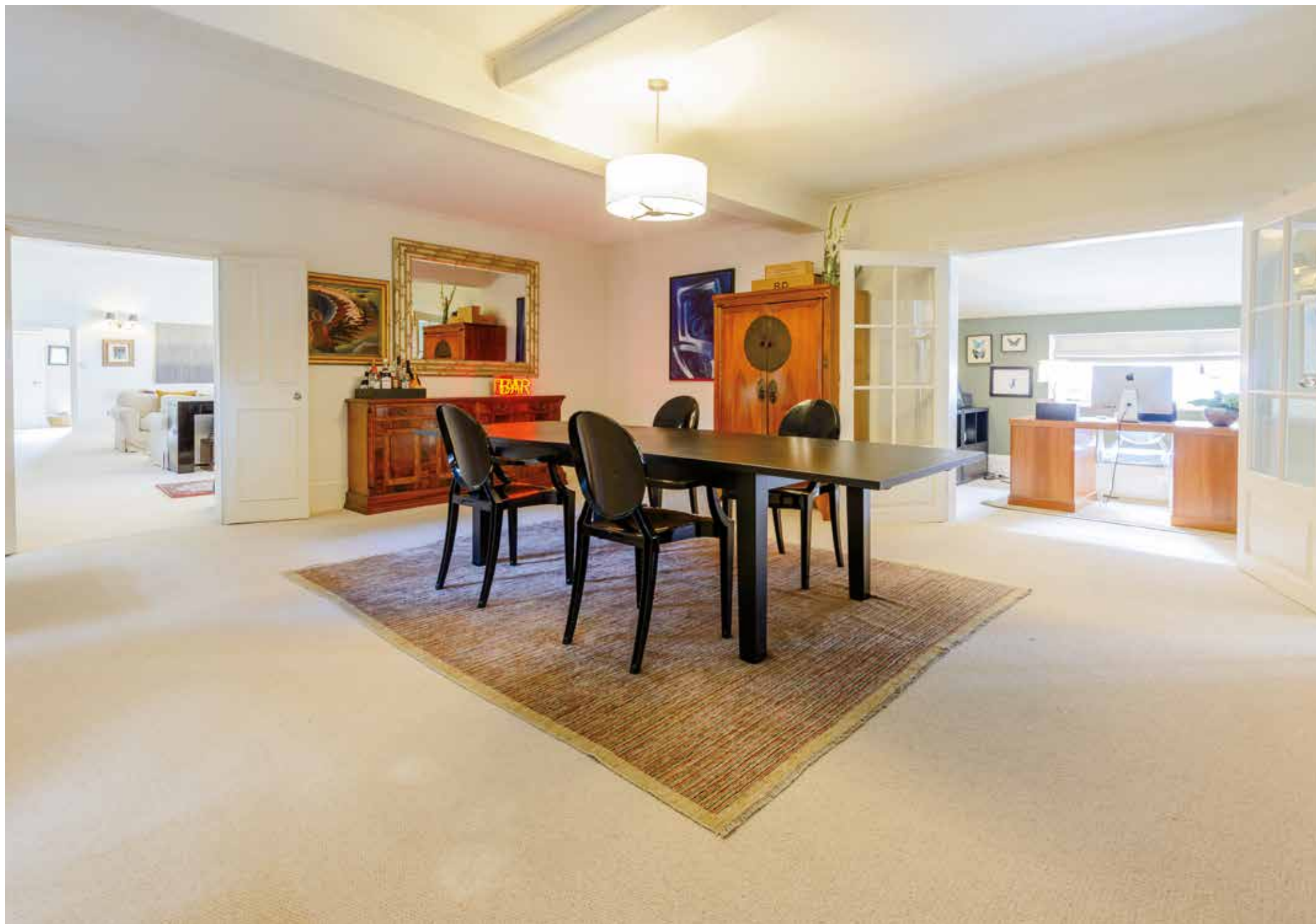
The kitchen is fitted with a comprehensive range of country style units.













First Floor

There are four bedrooms on the first floor including the beautiful Principal bedroom and adjoining dressing room. This is situated at the end of the house and gives a sense of privacy.

The further three rooms to this floor are spacious double bedrooms, each with use of the family bathroom.











The Cottage

The detached cottage spans over 1,000 sq. ft and has been recently refurbished to a high standard throughout and comprises an open plan kitchen and dining room, living room and a very large, en-suite bedroom. This would ideally suit guests, a live-in au pair or staff, and is beautifully presented throughout.







KEY FEATURES

Outside

Equestrian Facilities

Comprising of 6 stables and a tack room. The paddocks amount to some 7.5 acres of pastureland, divided into three with a pond, post and rail fencing and stunning mature trees.

Swimming Pool

A terrace surrounds the heated swimming pool creating a relaxation space with views over the manicured lawns.

Outbuildings

There's a utility room, further storage space, double garage and sizable barn which could easily be converted into residential accommodation or other use subject to the necessary planning permissions.





Location

Twyford Road is in a semi-rural location with access to local amenities in Binfield. More extensive shopping can be found in the nearby towns of Maidenhead, Ascot, Bracknell and Windsor.

There are a wealth of sporting and recreational facilities close to The Coach House.

Wentworth golf club with it's world-class golf and country club is just 15 minutes away as is Coworth Park with its hotel and award-winning spa.

Polo is a real part of the area and Guards at Windsor, the Royal Berkshire and some smaller clubs like Fifield and Carlito's are within close proximity as are Ascot and Newbury racecourses.

This part of Berkshire is renowned for its top schools featured in the Tatler top prep schools guide. Lambrook in particular, a leading co-ed prep school is only around the corner and St.Marys, St Georges and Wellington College are within close proximity.

For food lovers some of the country's top Michelin star restaurants can be found in nearby Bray including the Waterside Inn, Fat Duck and the French Horn in Sonning.

A great gastro pub the Shurlock Inn is 5 minutes away and offers fantastic food and a beautiful outdoor area.

The Coach House is just 45 minutes drive and 20 minutes by train into the centre of London (Paddington). It has easy access to the M4 with links to both the M25 and the A404(M)/M40;







INFORMATION

Services

Mains Water, electricity, private drainage.

Tenure

Freehold

Local Authority

Bracknell Forest Council
Council Tax Band H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01183 248 030 |
07899 875 966

Website

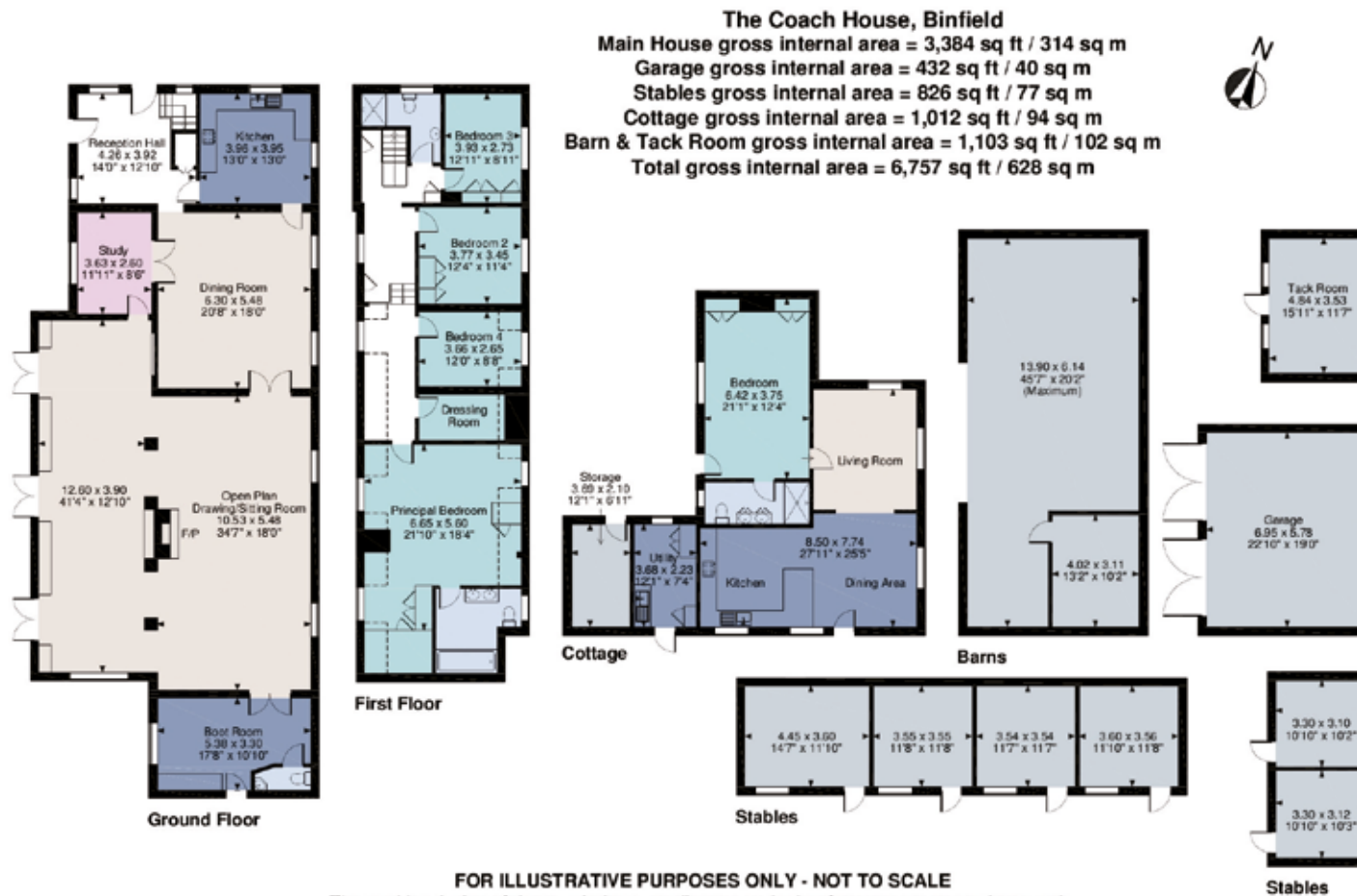
For more information visit www.fineandcountry.com/twyford

Opening Hours:

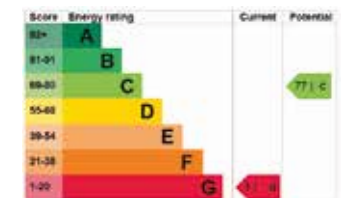
Monday to Friday – 9am-6pm

Saturday – 9am-2pm

Sunday and Evening - by appointment only



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The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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We value the little things that make a home



ADRIAN BEATTY
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Adrian has been in the property industry for a number of years having previously worked in finance in the City. He has extensive knowledge of new builds and property developments having completed a number of successful projects himself.

His ethos is to work transparently with his clients on a one-to-one basis and put them first, listening to their requirements and getting them the outcome, they want with uncompromising integrity and discretion.

THE FINE & COUNTRY
FOUNDATION

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