



Roundshead Drive  
Warfield | Berkshire | RG42 3RZ

FINE & COUNTRY

# ROUNDSHEAD DRIVE

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*Approached from a tree lined private road, this four bedroomed detached property with a double garage and professionally landscaped south facing garden is presented in showhouse condition and being sold for the first time in 27 years.*



**Ground Floor** – The bright and airy entrance hall leads to the large dual aspect lounge with a bespoke window seat in the bay window offering views to the front of the property and French doors with glass insets to each side providing views to the rear garden. The large open fireplace with gas fire provides a stunning central focal point. The dining room can be accessed from both the lounge and kitchen and has a large bay window offering further views of the landscaped garden. The hallway also provides access to a downstairs WC, a study with views to front of the property and to the large dual aspect kitchen which is fitted with a range of solid wood in frame kitchen units and integrated appliances including a dishwasher and fridge along with a freestanding AEG range cooker and wine cooler. The butler style sink with Perrin & Rowe taps provides a central focal point whilst a large breakfast bar offers views to the garden. The utility room is accessed from the kitchen and is fitted with the same in frame kitchen wall and base units and includes an integrated washing machine and freezer along with a single bowl sink and mixer tap.









# Seller Insight

“ We were looking to move house and visited a local estate agent who had the plans for a new development in their office,” say the current owners of 17 Roundshead Drive. “My husband, who worked in the construction industry, liked the look of the small estate of 19 houses, set down a long private drive on the site of a former orchard. Only the foundations had been laid so far, but we loved the setting so much that we bought the house off plan the very next day.”

“That was 27 years ago,” the owners continue, “and we still love it here. The house is well proportioned with a large living room which is fantastic for entertaining. The kitchen is truly the hub of the home, though, with friends and family tending to gather around the breakfast bar. It is such a sociable space, and it is wonderful to be able to chat and cook all in the same space. Indeed, this is a real party house: we both come from large families, and have hosted countless celebrations here, from christenings and communions to birthdays, graduations and anniversaries. When our children were teenagers, the double garage provided a fantastic additional space for them to have parties with 30-40 friends at a time. Though isolated from the house, it provided a place for them to gather safely, so our house was the house everybody came to!”

Outside, the generous private gardens serve as an extension of the indoor living and entertaining spaces. “The house is set back off a private drive so there are no passers-by,” the owners say, “making the front garden feel wonderfully secluded. A private garden to one side of the house provides a lovely entertaining space, while the back garden is divided into different areas with features including a firepit, al fresco dining area, terracotta oil lanterns, and an ornate stone waterfall which sparkles beautifully in the sunshine and lends an atmosphere of peace and tranquillity. The shady pergola at the end of the garden offers a place to stay cool in hot weather. A large patio accessible from the living room hosts a dining table to seat 10 for barbecues, with a stunning old fig tree which fruits in summer and offers respite from the summer heat under its huge leaves. Leftover from the former fruit orchard is a fantastic cherry tree, too. Accent lighting makes the garden visible from the living room, lighting up all the trees in the evening so we can enjoy the view from indoors. The garden is home to a whole host of wildlife and birdlife – our grandchildren love spotting the rare birds who visit us here.”

The local area has much to offer, too. “As well as being beautiful, the location is accessible to so many different things,” the owners say. “Trains to Reading and London are just a 20 minute walk away, as is the bus station for coaches to London. This address is within the catchment area for various high-profile schools in Bracknell and Wokingham, including Ranelagh School and the local Catholic school which our children thrived at. The Lexicon is nearby with a variety of shops, bars, restaurants, and coffee shops, as are two high-end hotels serving delicious food. We love going to the races, so are spoilt for choice here, being so close to Ascot, Windsor and Newbury, and Smith’s Lawn for the Guards Polo. Runnymede and Henley-on-Thames are within easy reach, as is the Long Walk deer park in Windsor.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









**First Floor** - To the first floor there are four double bedrooms all with fitted wardrobes. The primary bedroom offers views to rear garden and has a large ensuite with a double shower and separate bath. Bedroom two also has an ensuite with shower and views to rear garden whilst bedroom three and four provide views to the front of the property. The family bathroom includes a bath with shower over, glass shower screen and a range of fitted furniture

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**Outside** – To front of the property there is parking for four plus vehicles along with a large detached double garage that is equipped with power and lighting. A gate to the side of the garage provides pedestrian access to the landscaped gardens which wrap around two sides of the property. The main garden is south facing and has a large patio terrace with steps up to the lawn area. To the rear of the garden is a bespoke pergola seating area and delightful stone water feature. A mature fig tree creates a focal point and like the rest of garden has been strategically lit with up and down lighters to ensure that the garden comes to life at nighttime. The side return garden is a bonus feature that offers the homeowner true privacy and is the perfect spot for outside dining or the placement of a hot tub. Both the utility room and garage can be accessed from the side garden.

**Location** - Conveniently located on the borders of Warfield and Bracknell, Roundhead Drive is one of the most sought-after roads with properties rarely being offered for sale. A private development of just 19 properties approached via a long tree lined drive with each house having been considerably positioned to create a sense of space and privacy.

There are an abundance of parks and country walks on the doorstep including Westmorland Park, Lily Hill Park and Swinley Forest with 2,600 acres of woodland walks and cycles paths. South Hill Park arts centre and The Wilde Theatre are just over three miles away and The Lexicon centre with its plethora of café bars, restaurants, high street shops including Fenwick, Marks & Spencer and Waitrose along with a multi-screen cinema are just a 10-15 minute walk away.

Perfectly located for commuters with easy access to both the M3 and M4 and direct trains into Reading and London Waterloo. The train station is a short walk from the house.

Ascot is just 3 miles away, Windsor 8 miles, Henley-on-Thames 14 miles and Heathrow Airport is just over 15 miles away.

Warfield offers some of the best schools in the area including Ranelagh, St Georges and Reddam House along with Bracknell College and a number of specialists schools.







### Services, Utilities & Property Information

Utilities - Water Supply & Sewerage- South East Water

Heating - EDF

Electricity - Ovo

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area, we advise you to check with your provider

Broadband Availability - Ultrafast broadband is available in the area, we advise you to check with your provider

**Special Note** - There is an annual grounds maintenance charge of circa £320.00 PA

Flood risk very low risk of flooding - Very low risk means that this area has a chance of flooding of less than 0.1% each year.

**Tenure** - Freehold

### Local Authority

Bracknell Forest Council

Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07732 730 720

### Website

For more information visit F&C [www.fineandcountry.co.uk/twyford-estate-agents](http://www.fineandcountry.co.uk/twyford-estate-agents)

### Opening Hours

Monday to Friday

9.00 am - 5.30 pm

Saturday

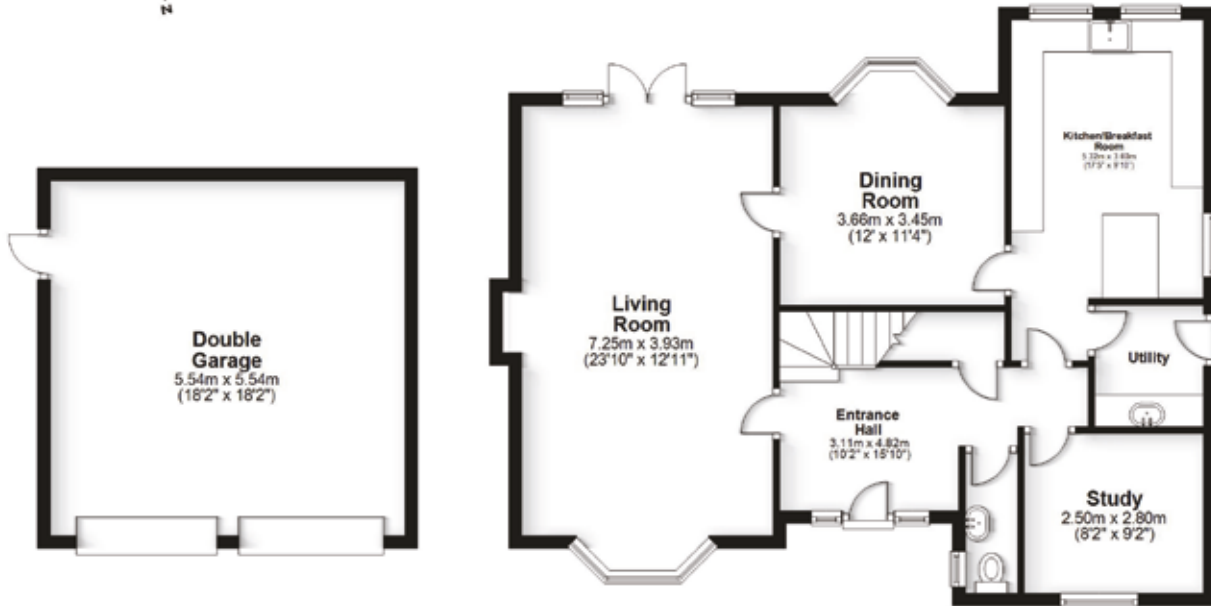
9.00 am - 4.30 pm

Sunday

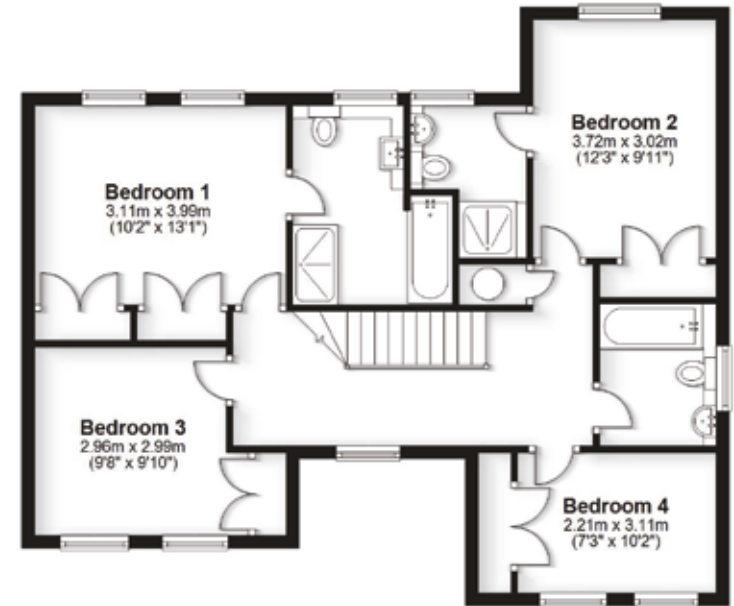
By appointment only



**Ground Floor**  
Approx. 108.6 sq. metres (1169.2 sq. feet)



**First Floor**  
Approx. 75.7 sq. metres (815.2 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.03.2024







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With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building a trusted one-to-one relationship with my clients.

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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