



## Old Dairy Farm

Winkfield Lane | Winkfield | Windsor | Berkshire | SL4 4RU

FINE & COUNTRY





# STEP INSIDE

## Old Dairy Farm

A charming Grade II listed cottage with an adjacent barn that has planning permission for a residential dwelling, offering a rare and valuable opportunity.

This enchanting cottage is located in the picturesque village of Winkfield, which is nestled between the prestigious areas of Windsor Great Park and Ascot.

The main house boasts five spacious double bedrooms and four distinctive reception rooms, each brimming with unique features such as open fireplaces and exposed beams, the cottage exudes warmth and timeless appeal. The country-style eat-in kitchen combines rustic charm with modern amenities. The home is further complemented by two family bathrooms, while outside, the extensive wrap-around garden offers a peaceful retreat. Highlights include a natural duck pond, summerhouse, a greenhouse, and several inviting seating areas, perfect for relaxing or al fresco dining.

In addition to the main cottage, a detached barn on the property holds enormous potential, particularly for equestrian lovers. With the space ideal for stables, the barn provides an excellent opportunity for those seeking an equestrian lifestyle.

The barn has approved planning permission for conversion into a residential dwelling, complete with its own separate parking and entry point.

Planning Ref No:23/00165/FUL

Whether you envision it as an equestrian facility or a separate residence for guests or rental purposes, the barn adds a significant layer of potential to the property.

### Ground Floor

As you step into this charming cottage, you're welcomed by a generous entrance hall which leads seamlessly to the first reception room where an open fireplace creates a cosy ambiance, making it the perfect place to relax with friends and family. French doors on either side of the room lead directly to the garden, seamlessly blending indoor and outdoor living.

The second reception room being triple-aspect is flooded with natural light. Its pitched roof with exposed beams adds to the character and charm, while two doors provide additional access to the wraparound gardens.

The third reception room offers the ideal space as a snug area. The fourth reception room, perfect as a dining area, brims with rustic charm. The exposed beams and Inglenook fireplace set the stage for family meals or gatherings, creating a warm and inviting space for entertaining.

The country-style eat-in kitchen continues the home's rustic charm with its exposed beamed ceiling. Fully equipped with modern appliances, it also provides direct access to the boot room, which conveniently leads out to the garden, ideal for countryside living.

The ground floor also includes a study area neatly tucked by the staircase, offering a quiet spot for work or reading, along with a separate utility room and a downstairs WC

### First Floor

The first floor offers five generously sized double bedrooms. The principal bedroom stands out with its double aspect windows, including floor-to-ceiling windows that frame stunning views of the surrounding countryside.

Additionally, the first floor features two family bathrooms, both equipped with bathtubs



# SELLER INSIGHT

“ We have lived in this house for just under forty years, thirty-seven of them most happily with my late husband.

We were originally attracted to the house when we were searching for a property convenient for Heathrow Airport and the local school our daughter attended (there are many excellent private schools in the area).

We loved the semi-rural situation (at the time there were sheep in the field opposite!), the spacious, sun-filled garden with a barn and a natural duck pond.

The house itself was very characterful albeit with windows to be replaced and various rooms to be renovated. There are two reception rooms with fireplaces so in wintertime we enjoy cosy, relaxing times around a log-filled open fire - particularly lovely at Christmas time!

At one end of the building there is a beam-ceilinged room, leading out into the garden, which my husband used as a Music room but which could be adapted to many uses.

Being a very musical family we are very fortunate in being close to Windsor with its annual Music Festival, St. George's Chapel, Windsor Castle and Eton across the bridge.

Although we are not horse riders ourselves we have many friends who are as we are in an area with numerous equestrian facilities.

Our daughter was married in the local Parish Church, St. Mary's, Winkfield, and we hosted the memorable party in heated, fairy-lit marquees in the garden.

The saying "Home is where the heart is" definitely applies here!""\*

\* 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.





# STEP OUTSIDE

## Old Dairy Farm

### Outside

The beautifully secluded wraparound gardens are a true haven, perfect for relaxation. There are numerous seating areas to follow the sun or shade throughout the day. The garden also features lush lawn areas, two patio areas, feature pond, summerhouse and greenhouse.

The barn offers huge potential whether for equestrian lovers to use as stables or has approved planning for a residential dwelling with its own entry point and parking.

At the front of the property, there is ample parking available on a gravel driveway, and additional parking by the barn.

### Location:

The property is situated within easy reach of central Windsor providing convenient access to a diverse array of amenities. From shopping to dining and leisure activities, you have everything within easy reach.

Ascot Racecourse, Ascot High Street and Wentworth Golf Club are just a stone's throw away.

The area has access to a selection of well-regarding state and independent schools including St Georges, Papplewick, Lambrook School, St Mary's, Cranbourne Primary School, Hall Grove, Charters School, The Marist Schools and ACS Egham International School.

Rail access to London Waterloo is available from nearby Ascot, Windsor & Eton Riverside. Additionally, the new Elizabeth Line offers service to London Paddington from Taplow, Maidenhead, and Slough.

The M25, M40 & M4 motorways are all a short drive away.

### Services, Utilities & Property Information:

Construction Type: Standard, Brick

Water: Affinity Water

Sewerage: Affinity Water

Gas: OVO

Electricity: OVO

Mobile Phone Coverage: EE, Three, O2, Vodaphone. 5G is predicted to be available around your location from the following providers: Vodaphone. We advise that you check with your provider.

Broadband Availability: Ultrafast 1000 Mbps. We advise that you check with your provider.

Special Note – Information that may or may not need to be established, depending on whether the property is affected or impacted by the issue in question.

Off Road Parking Spaces: 5

Easements Apply, please contact the agent for further information.

Tenure – Freehold

### Directions:

Postcode: SL4 4RU/ what3words: rams.rates.flag

Local Authority: Bracknell Forest

Council Tax Band: H

### Viewing Arrangements:

Strictly via the vendors sole agents Fine & Country Windsor on Tel: +44 1753 463633

### Website

For more information visit F&C Microsite Address [www.fineandcountry.com](http://www.fineandcountry.com)

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





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Tenure: Freehold



Total area: approx. 374.7 sq. metres (4033.2 sq. feet)  
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