



Willow Tree Cottage  
Spinning Wheel Lane | Binfield | Bracknell | Berkshire | RG42 5QH

# WILLOW TREE COTTAGE

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*Willow Tree Cottage enjoys a private rural position towards the end of a country lane. Set in over half an acre, it offers 5 bedrooms, 6 reception rooms, a woodland, duck pond, chicken coop, gym, double garage, workshop with private gated access.*







### Accommodation summary

A quintessential countryside retreat, Willow Tree Cottage enjoys an enviable private setting towards the end of a serene country lane, surrounded by idyllic open fields. Nestled within just over half an acre, this beautifully appointed home offers an exceptional blend of timeless charm and modern versatility.

The property boasts five generously proportioned bedrooms and six reception rooms, offering unparalleled flexibility.

### Ground Floor

A thoughtfully designed ground floor features a welcoming porch with a guest cloakroom, leading to a hallway with stairs to the first floor. To the right, a dedicated office/study provides the perfect work-from-home environment, while the family lounge, complete with a cozy log burner, leads seamlessly to a bright conservatory overlooking the stunning rear gardens.

To the left of the hall, the dining room exudes warmth with its feature fireplace, adjoining a delightful country kitchen. The kitchen is a centerpiece of charm, featuring a Rayburn stove, central island, and space for informal dining. A second conservatory, currently serving as a boot room, adds further practicality. A newly installed utility room (ideal as a second kitchen) with an additional cloakroom are accessed via a second inner hallway which also features a beautiful bespoke cast iron spiral staircase providing access to the principal bedroom.

The ground floor also benefits from a beautifully renovated wing, offering a spacious 22-foot reception room with bi-fold doors opening onto a private courtyard with views of neighbouring equestrian fields. This wing includes a bespoke integrated dressing room, a luxurious four-piece bathroom, and a large triple-aspect first-floor bedroom accessed by a unique cast-iron spiral staircase. Perfectly designed as part of the main home or as an independent annexe, this space is ideal for multi-generational living.

































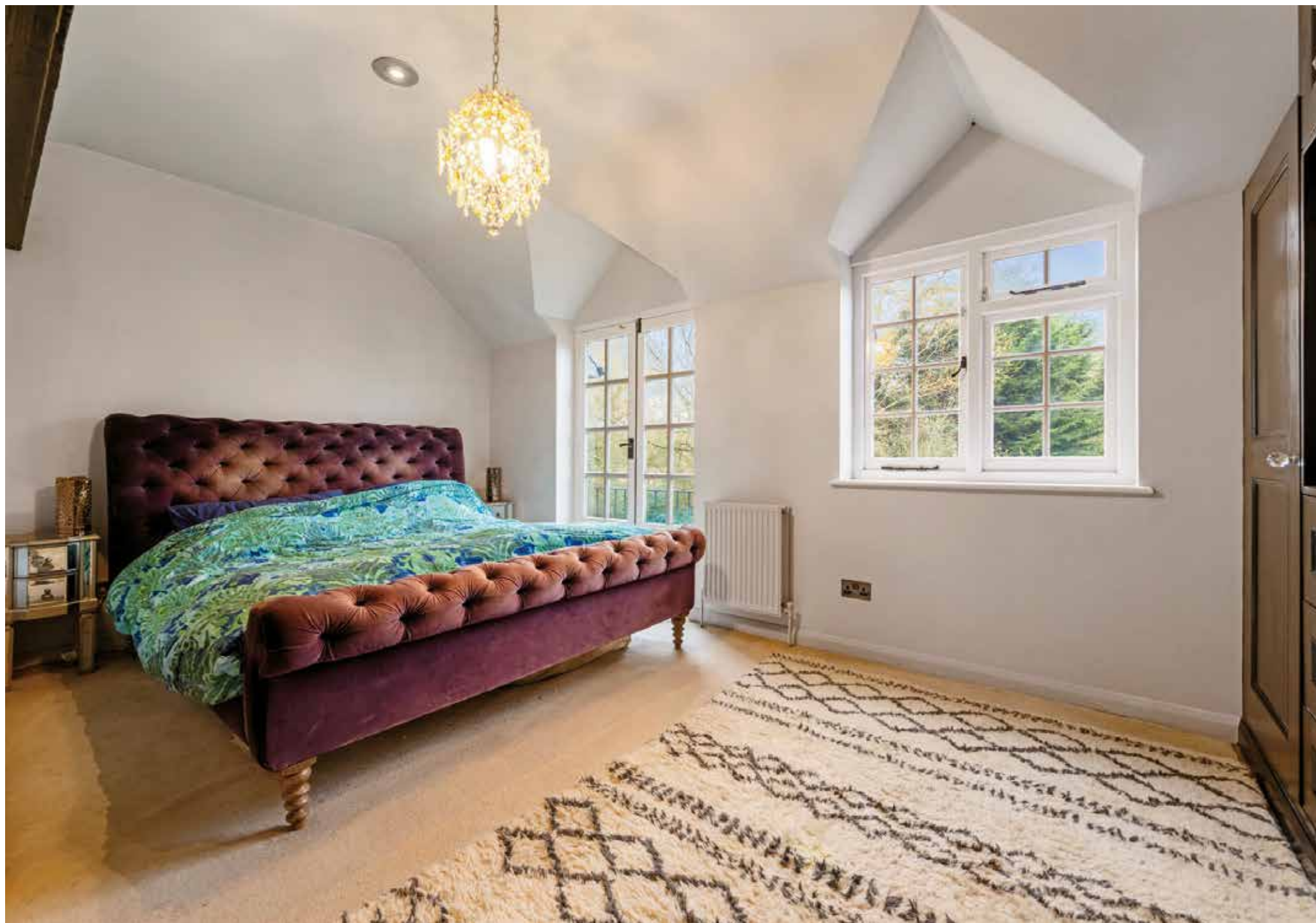
### First Floor

The first-floor principal bedroom features a Juliet balcony with stunning southerly views, a dressing area, and an en-suite bathroom.

All bedrooms enjoy views over the gardens and beyond. Bedroom Three benefits from its own en-suite shower room. Bedroom Four boasts a dressing room and shares a family bathroom with Bedroom Five, both recently refitted to an exceptional standard.





















## Outside

The gardens are a true sanctuary, zoned into areas of formal and rural charm. A manicured garden leads to a delightful woodland strip, opening onto a picturesque countryside haven with a tranquil duck pond and chicken coop and numerous established fruit trees. Additional outdoor amenities include a detached timber outbuilding currently fitted as a gym, and a double detached timber garage/workshop with separate gated access from Spinning Wheel Lane.

Willow Tree Cottage is accessed via remote-controlled gates, ensuring complete privacy and leads to a spacious courtyard providing parking for up to six vehicles, all beautifully screened by mature trees and fencing.

This truly exceptional property combines the best of rural seclusion and refined living, offering a lifestyle of elegance, comfort, and tranquillity.

## Location

Willow Tree Cottage enjoys an enviable position, just 7 miles from the prestigious town of Ascot, 9 miles from the historic charm of Windsor, and a mere 7.5 miles from the picturesque riverside setting of Henley-on-Thames.

For those who commute, the property offers excellent transport links, with convenient access to the M3, M4, and M25 motorways, as well as Heathrow and Gatwick airports. Bracknell, just 4 miles away, provides direct train services to London Waterloo, while the Elizabeth Line at Twyford is only 4 miles away, offers swift connections to central London.

The newly regenerated Lexicon shopping centre in Bracknell is within easy reach, offering an array of cafes, bars, and restaurants. The centre also features a state-of-the-art multi-screen cinema, a flagship Waitrose store, and the Fenwick department store, ensuring a truly refined shopping experience









# INFORMATION

## Services, Utilities & Property Information

Construction: Brick / Tiles

Water Supply & Sewerage – South East Water / Sewerage Treatment Plant, associated costs apply. Please contact the agent for further information.

Heating – Calor gas tank, oil fired Rayburn

Electricity Supply – Scottish and Southern

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

Broadband Availability - Standard and Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. We advise you to check with your provider.

Garage Parking 2 spaces

Off Road Parking 6 vehicles

New build development potential (STPP)

Please be aware this property is being offered for sale with 3 separate titles.

Tenure – Freehold

Local Authority: Name

Council Tax Band: G Bracknell Forest Council

## Viewing Arrangements

Strictly via the vendors sole agent Fine & Country Reading & Twyford Robert Cable - +44 (0) 7732 730 720

## Website

For more information visit Fine & Country Reading & Twyford <https://www.fineandcountry.co.uk/reading-and-twyford-estate-agents>



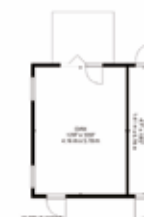




FLOOR 1



FLOOR 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	53 E
21-38	F		
1-20	G		

**TOTAL: 4943 sq. ft, 459 m2**  
 BELOW GROUND: 2350 sq. ft, 218 m2, FLOOR 2: 1702 sq. ft, 158 m2, OUTBUILDINGS: 891 sq. ft, 83 m2  
 EXCLUDED AREAS: LOW CEILING: 81 sq. ft, 8 m2, " " : 70 sq. ft, 7 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









ROBERT CABLE  
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With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.

Having a thorough understanding of the complexities involved in listed properties and high-value upper quartile sales, I am well-equipped to navigate the unique challenges they present. My expertise ensures these distinctive properties are marketed to their fullest potential, achieving the best possible outcome for my clients.

*We value the little things that make a home*

## 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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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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