



# THE GABLES

— *Warfield, Berkshire* —



THE GABLES

**SE** STOWHILL  
ESTATES  
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

## AN IMMACULATE RENOVATION

Stowhill Estates Berkshire is honoured to present a truly exceptional offering—a property of renowned stature and notoriety, available for the very first time since construction, for a limited period. Nestled in a highly coveted location, this home seamlessly combines timeless elegance with modern comfort.

A truly impeccable property in a semi-rural location on one of the most sought-after roads in Warfield. Representing the finest in independent renovation, this unique home has been extensively extended and remodelled to create a quite unparalleled proposition. An exclusive gated residence exuding jaw-dropping rooms and features throughout, this one-of-a-kind house has been finished to the highest standards making the idyllic views over open fields all-the-more spectacular.

Due to its location, if you are local to the area, it's very possible you will be aware of this property given the areas popularity with walkers, joggers and cyclists alike. Many of whom stop to admire and discuss the building, especially those who recall the more modest bungalows which originally occupied the site; and it's entirely understandable. The front elevation is as handsome as it is imposing, set back from the lane behind its attractive timber gates and decorative planting. The Gables takes its name largely from that front aspect in fact, with the five gable-ends of the roof line providing both inspiration for nomenclature and some genuine architectural character. The Old English stone gravel driveway spans the entire width of the property, providing ample room for parking and turning for in-excess of six vehicles, as well as connecting you to the side-access present on both sides of the property.





## WELCOME HOME

Before you step inside, the first thing you notice is the scale of the front door and porch, which offers glimpses through the glazing into the grand entrance hall. A stunning space featuring lofty double-height ceilings and an effortlessly chic vibe - a preview of things to come. Every inch of this spacious ~4800 square foot home has been designed with both style and functionality in mind, ensuring a truly luxurious yet effortlessly practical living experience. The galleried landing and feature lighting make this not just a way to enter the property - it's more a way of setting the tone and ramping up expectations, which is entirely reasonable given what is to come ...





Immediately to your left is the expansive yet cosy sitting room with its fireplace, wood panelling and thick carpet creating a terrific sense of warmth and comfort. Helped in no small measure perhaps by the fact that the entire ground floor of the property benefits from underfloor heating. On the other side of the entrance hall is the well-proportioned study, with views over the drive and lane beyond to take in the calm pace of semi-rural life going about its daily business. Adjacent to this room is the stylish downstairs WC and server cupboard.

## HOME IS WHERE THE HEART IS

What awaits you next is undoubtedly the spectacular heart of the home. A stunning 60-foot open-plan kitchen, dining, and living area, cleverly zoned using flooring, furniture and architecture. As you enter through the double doors, the opposite 'wall' comprises of and is totally dominated by the floor to ceiling glazed sliding doors ahead of you, offering uninterrupted views of the garden and the open fields beyond and drawing in the rural setting. Cleverly, the glazing has been extended to either end of this area also, which along with the roof lanterns, forms an almost entirely glass room within a room; the perfect space for a large dining table in all weathers - be that with the sliding doors fully opened and outside welcomed in during summer, or everything snugly closed up, underfloor heating on and watching the atmospheric English climate do its worst at other times of the year. It's a space that effortlessly blends modern convenience with classic charm, perfect for cosy family dinners or entertaining guests.



The kitchen area sits to the right of this space and features an enormous central island with secondary butler sink and Quooker hot/cold/instant boiling water tap. The overhead pendant lighting adds a touch of elegance and relaxation and at each end of the island sits a timber section – ideal for food prep at one end and pulling up a stool for a chat or some food-on-the-go at the other.



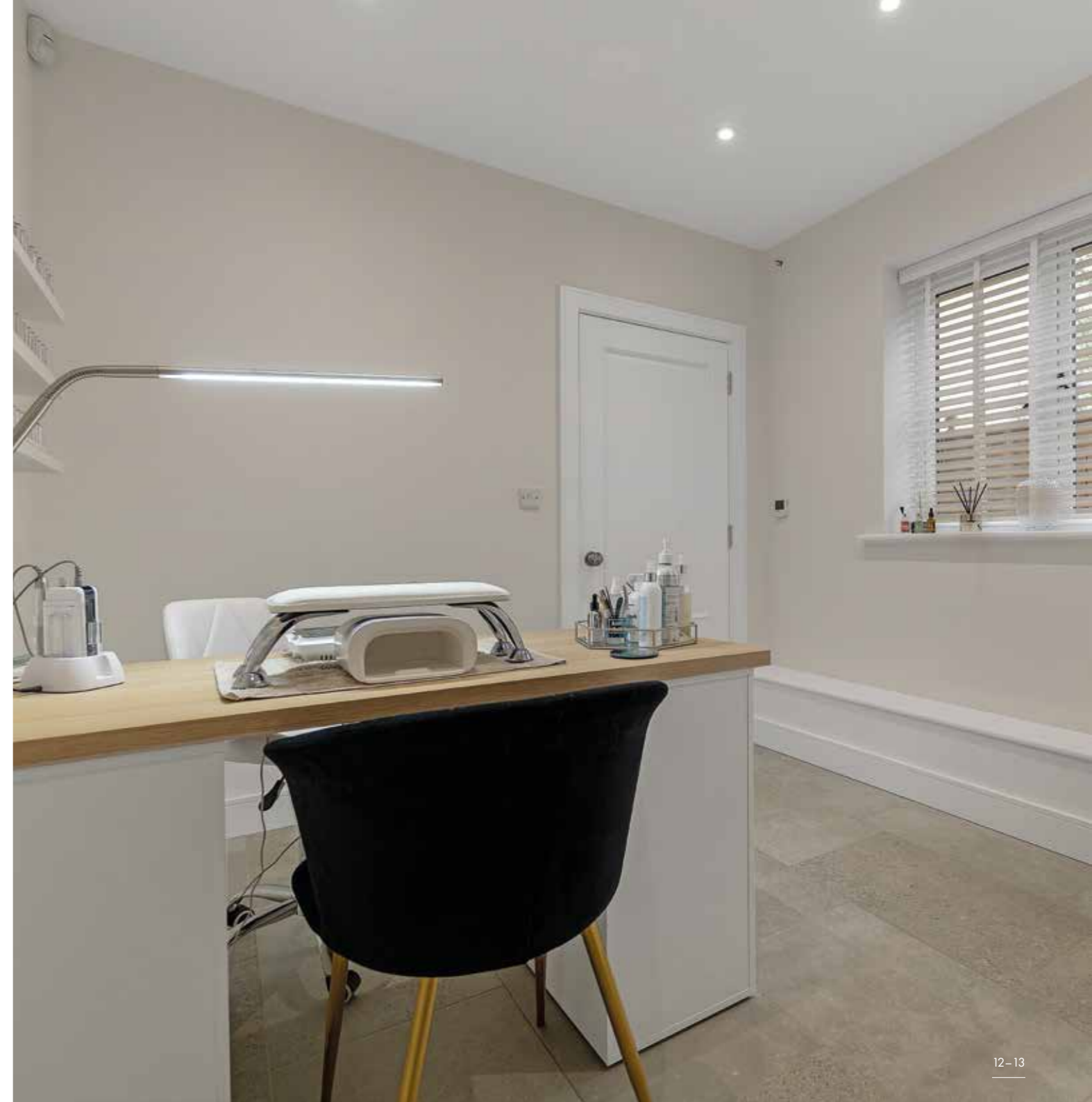
The quartz worktops compliment the hand-made shaker style units perfectly and the extended under-counter lighting adds further to the chic and relaxed ambience. That said, this kitchen is not just for show!

There are cupboards, units and drawers aplenty, the main butler sink overlooking the garden complimenting the in-island second sink, a full height, multi-zoned built-in Fisher and Paykel wine fridge, an elegant Rangemaster oven and gas hob and all the built-in appliances you would expect to find.





The kitchen storage and practicality is extended further by heading through the door into the spacious utility with room for the noisier appliances, a further sink and plenty more cupboard space. Just off the utility is an exterior door acting as a side entrance and beyond this the boot room with further separate WC. A note on the boot room; this is a large and well finished room away from the main house so it could just as well make for a great studio, workshop or secondary home office.



Heading back through the kitchen and past the dining area to the opposite end of this huge space and you enter the living space/family area of this part of the house. Cleverly zoned with changes in flooring and feel, with a large media unit on one wall and a fully-glazed wall looking out to the gardens and views, this is a great space for adults to relax pre or post dinner, or to keep an eye on little ones, be that for homework, play or TV time while you prepare meals in the kitchen.





## AND SO TO BED

*Climbing the stairs with their stylish runner to the galleried landing, the first room to your left is undoubtedly the next “wow” factor space.*



The master suite is a peaceful retreat and is centred around the compelling geometry of the vaulted ceiling; expanding as it extends towards the double-width Juliet balcony with its pointed arch picture window; embracing the panoramic views of the garden and fields beyond. The bedroom area is an opulent ~30 feet long, with a spacious dressing area and built-in storage to the far end, leading into the luxurious 4-piece en suite bathroom with dual sinks and freestanding double-ended roll top bath. It's no coincidence that the bath also sits centred between the 4 windows allowing bathers to maximise the rural views. It's unquestionably a space designed for relaxation, indulgence and privacy.



A second bedroom is adjacent to the master suite at the rear of the property and, of course, also features its very own huge picture window and Juliet balcony to take in the magnificent views, as well grand ceiling heights, built-in wardrobes and direct access to the Jack-and-Jill family bathroom for use as its en suite. This is another stunning 4-piece, dual sink bathroom with its secondary access being from the landing itself to serve the 2 further bedrooms at the front of the property. Both of these are large double rooms and one offers built-in storage.

Heading back along the landing to the galleried space and across the gantry, you find the final bedroom. A vast en suite bedroom with high ceilings, a built-in wardrobe/dressing area and a walk-in shower in the generous en suite. Yet another private oasis within the home.



## GARDEN OF DELIGHTS

We have talked about the views already, given that this exquisite property certainly makes the most of the privately owned open fields behind; regularly the scene of grazing deer, swooping birds of prey and everything you would expect from English country living. However, the garden itself is not to be overlooked.

The planting at the front of the property is tasteful, attractive and extensive and offers a good degree of privacy. The rear garden is a wonderfully classic combination of attractive brick paved and flagstone patio areas, pretty flowerbeds, mature borders bursting with life and a large lawn, cleverly zoned by the planting of rows of trees. The overall plot here is a third of an acre and the garden feels even bigger given its open outlook. There are 2 patio areas directly outside the glazed full width doors, perfect for convenient lunch snacks. But there is no doubt that the principal space for entertaining and eating is the patio at the far end of the garden and the brick and oak built gazebo with its tiled roof, lighting and power. Sitting here for a lunchtime bbq or evening meal with friends or family with uninterrupted views over the fields beyond is an idyllic concept to say the least. Practically, there is also a handy garden shed for storage of those all-important tools.



The Gables is an exquisitely stylish, opulently spacious and beautifully designed home with incredible views and un-paralleled features. This one-of-a-kind house has been finished to the highest standards with several notable show-stopping elements. The generous room sizes both up and downstairs, intelligent layout and balance of open-plan living, with the ability to create privacy when required, is the perfect combination for practical, modern living. Privacy, seclusion, tranquillity and practicality abound and the attention to detail both inside and out is first class. If you're looking for a premium home that combines luxury with comfort in an unbeatable location, look no further.

## ROUND AND ABOUT



The Gables is surrounded by green spaces, making it the perfect base from which to enjoy outdoor pursuits and leisurely, country strolls right from your doorstep. In just 5-minutes, you can walk to the 24 hectares of Frost Folly park which is not only due for further expansion shortly but also already links you to the nearby Windmill Meadows. Alternatively, just a short drive away is Cabbage Hill, the perfect place to enjoy some incredible sunsets.

There are many hidden gems in the surrounding area, such as Moss End Garden Centre with its array of independent shops, boutiques, eateries and a Falconry centre for good measure! Slightly further afield but still walkable via pretty bridleways and quiet lanes is the ever-popular Fernygrove Farm with a delightful coffee shop and award-winning butchers.

On the subject of eating and drinking, there are some great local pubs and restaurants also walkable in the area, including The Yorkshire Rose and Plough & Harrow just at the end of the lane, or The Shepherds House and The Cricketers a little further afield. The gastronomic destination village of Bray is only 15 minutes away, as are treats for the tastebuds such as Woven at Coworth Park. Nearer still are some excellent gastro-pubs and first class restaurants such as the Winning Post, The Sherlock Inn and the Beehive which all take some beating!

For those seeking retail therapy, the newly built shopping centre 'The Lexicon' is a mere 5-minute drive and is teeming with vibrant restaurants, a cinema and plenty of great shopping including a large Waitrose and M&S. Alternatively you can head into Windsor or Reading withing 15 minutes for an even wider selection. Closer to home and conveniently just a few minutes up the road is a large Tesco, which provides a pharmacy, bureau de change, dry cleaners and petrol station.

For sports fans, there are a large number of thriving tennis, cricket, rugby and football facilities and more golf clubs than you can shake a stick (or perhaps golf club) at, just a short distance away; many of which rank among some of the finest and most renowned in the UK – Wentworth, Sunningdale and The Berkshire to name but a few. As for equine pursuits, Ascot and Windsor racecourses are only minutes away, as are the Royal Berkshire Polo Club and Guards Polo Club.

Travel wise, Bracknell station is easily accessible in just around 5 minutes, allowing for an easy direct commute to Waterloo. Twyford and Maidenhead provide very well-connected train stations taking you to London Paddington in less than 25 minutes and also provide access to the Elizabeth Line. Both of these are just 20 minutes away. Those needing to travel by road are blessed with a short journey to the M4, M40, M3 and M25, linking you quickly to London and many international and local airports. Heathrow for example is just 30 minutes away.

From educational opportunities to first-class restaurants and retail options, Warfield provides the perfect balance of peaceful village life and great access to all the amenities you'll ever need, meaning there is something here for everyone.

## WHERE TO GO WHEN YOU NEED...



**Milk:** The closest shop is a 3-minute drive to Tesco in Warfield. There's also a Co-op in Binfield 5-minutes down the road and a few local farm shops.



**Weekly Shop:** The nearest supermarket is Tesco in Warfield. A few minutes further up the road are both Waitrose and M&S.



**Sport/Fitness:** Horse riding, country walks and cycling trails are right on your doorstep. Bracknell, Wokingham, Ascot and the surrounding areas have a wide selection of gyms, sports centres, spas and yoga studios. Warfield cricket club is located at one end of the lane perfect for playing or watching. There's no shortage of additional sporting pursuits locally with a plethora of polo, tennis, football and rugby clubs in the immediate vicinity.



**Golf:** Bird Hills, Billingbear and Mill Ride golf clubs are extremely close (a few minutes away), but you only have to travel a short distance further to be truly spoilt by some world-class courses such as Wentworth, Sunningdale and The Berkshire.



**Dinner/Drinks:** You'll find the Plough & Harrow pub, The Yorkshire Rose restaurant and bar and The Spice Lounge Indian restaurant just a few hundred metres walk away at the end of the lane. However, there are also several delightful country pubs in the surrounding area, including The Winning Post in Winkfield, The Beehive in White Waltham and The Belgian Arms in Holyport. There are plenty of dining options at The Lexicon shopping centre in Bracknell, or for a special occasion, the Fat Duck, The Hinds Head or the Waterside Inn up the road in Bray are internationally acclaimed options.



**Schools:** Options for schools are plentiful and excellent with Lambrook, Ranelagh, Kings Academy and Whitegrove all under 2 miles away, not to mention many other highly regarded primary and secondary schools. Outstanding options such as Wellington College, Eton College, St George's, St Mary's, Ludgrove, Eagle House and Heathfield are all viably close and attended by local residents and Royals alike.



# THE FINER DETAILS

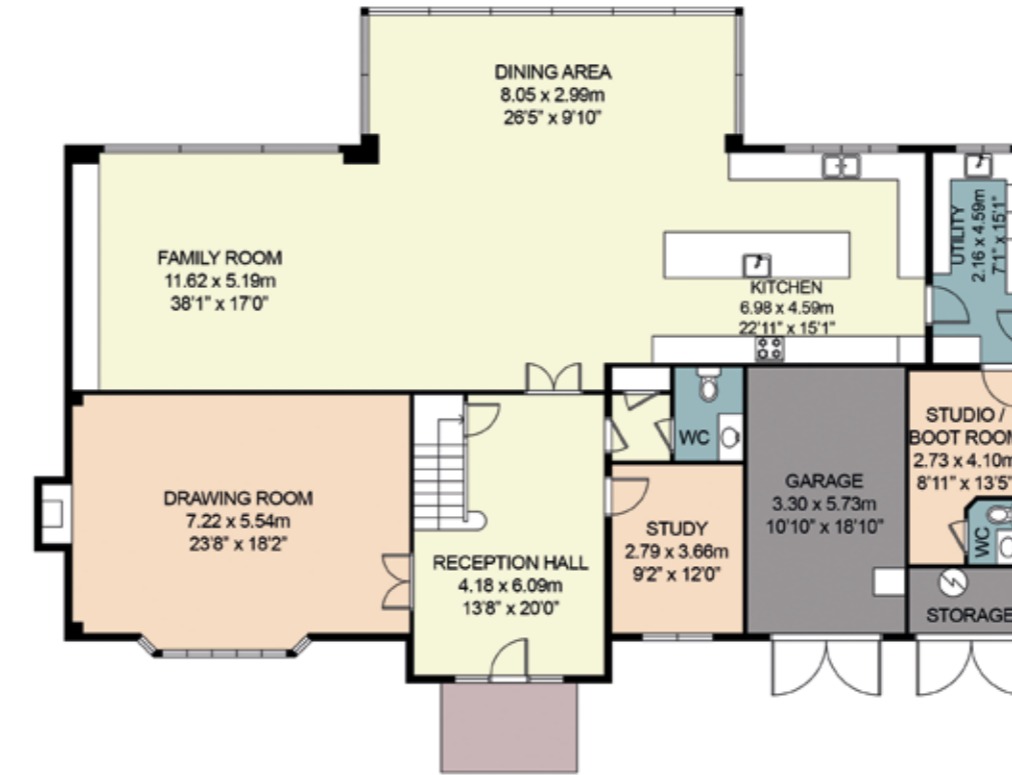
Square Footage: Ground Floor 223 sq.m / 2402 sq.ft  
 First Floor 155 sq.m / 1670 sq.ft  
 Void/Low Ceilings 63 sq.m / 679 sq.ft  
 Total House 441 sq.m / 4751 sq.ft  
 Garage 19 sq.m / 203 sq.ft  
 Total Floor Area 460 sq.m / 4954 sq.ft

Council Tax Band: G

Heating: Gas Central Heating

Distances: Bracknell Train Station 2 miles  
 Twyford Train Station 7.3 miles  
 Maidenhead Train Station 7.2 miles  
 Heathrow 19.6 miles  
 M4 Motorway 5.8 miles  
 M3 Motorway 7.1 miles

Local Authority: Bracknell Forest Borough Council



Ground Floor



First Floor



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