



## STUBBS HILL HOUSE

— *Binfield, Berkshire* —

**SE** STOWHILL  
ESTATES  
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES



## REDEFINING THE STANDARDS

Stubbs Hill House was privately developed in 2010 to make the most of its stunning location, sizeable plot and uninterrupted views of the surrounding Green Belt. Something which it does fantastically well. Since then, it has been taken further forward by the current owners, creating a truly luxurious home in a truly special location.

In 2022/23, the entire property was completely renovated from top to bottom and fully redecorated from floor to ceiling with no expense spared. Consequently, this is a house that feels brand new yet somehow manages to walk the fine line of doing so whilst retaining a sense of self and personality. New bathrooms, new flooring, new kitchen, redecorated – every single aspect has been approached with a ‘no expense spared’ mindset - and it shows.

Attention to detail is highly apparent at every turn. For example, spotlights in the ceilings have been recessed, creating a smarter finish and a more homely glow. Every room has its own Nest ‘learning’ thermostat to control the underfloor heating (even remotely) and the same system controls the hot water. Light fittings have been meticulously selected to enhance the design and the feel of each space. Even door handles have been chosen to provide the right feeling of substantial quality whilst being tasteful and aesthetically pleasing. On a practical note, an app-controlled ADT alarm system has been installed along with additional security cameras for the garage with sensors on all external doors.

Overall, this is a very special package.





## CREATING THE RIGHT FIRST IMPRESSION

Tucked away on a quiet lane and set back from the road, as you arrive at the house and turn into the drive through the 5-bar gates, you are immediately struck by the symmetry.

The large gables either end flanking two smaller, central ones, the bay windows mirroring each other, the four garages at the far end of the drive; there's no doubt this is a handsome looking house with plenty of kerb appeal, something enhanced yet more by the brick and timber construction and carefully curated outside space.



As you step through the substantial front door, the first feeling you get is one of space. The large entrance hall provides direct access to most of the downstairs accommodation but is also home to one of our favourite features ... Directly in front of you the bifurcated staircase is a real feature and provides a bit of a statement of intent in terms of the overall design – this is a unique and luxurious property.

To your right is the spacious study. Located at the front of the house and making the most of one of those bay windows, this is a generous room, with beautiful built-in shelving and a calm feel.

Another door in the entrance hall leads to the smartly appointed and generously proportioned downstairs WC.





## SPACE TO RELAX AND ENTERTAIN

Next door is the sitting room, accessed via double doors from the entrance hall. This is a large room with an intimate feel – not always easy with a space over 30 feet in length. At the far end are full-height windows and French doors out to the patio which, cleverly, have a glazed roof section added to draw in even more natural light from the east facing side of the property. Whilst having the doors open and making the most of the sun is lovely during the daytime, when the night draws in (or for cosy winter's evenings), there's a log burner surrounded by an attractive custom marble fireplace in the centre of one wall.







Adjacent to the sitting room is the living room; again, overlooking the easterly aspect and with full-height windows and French doors out to the patio. This is another very generously sized room, but in different proportions to the sitting room next door, and lends itself perfectly to a few sofas, coffee tables and a TV (or projector!) for when you want to snuggle up with a movie or a good book.

On the opposite side of the entrance hall is another set of double doors, this time leading into what is arguably the heart of the home. As you walk through the doors, on your left is a large dining area, easily capable of accommodating a table for ten.

Directly ahead of you is the door to the utility room. Made and installed by Roundhouse along with the kitchen, this is a premium space and carries great continuity through from the kitchen in terms of its design and feel. A great sized double-aspect room with plenty of storage, a sink, large washing machine, large tumble dryer, water softener and a back door out to the patio and garages.







To your right is the Roundhouse designed kitchen. A huge island and breakfast bar runs along the centre, filled with storage space and topped with a beautiful stone worktop. It also houses a double sink with a Quooker instant hot water and filtered water tap. Along the length of the wall parallel to the island are even more cupboards, some with cleverly built-in hidden and lit worktop space such as the larder cupboard. It's also here you are presented with some of the finest appliances we have come across.





There are two multi-function Siemens ovens (one with microwave), a 5 ring Siemens induction hob and extractor, a Siemens dishwasher, a Siemens full height freezer, a quite incredible extra-large Gaggenau fridge and a full height, multi-zone Gaggenau wine fridge.

At the far end of the kitchen is another worktop with a double sink, while underneath is yet more storage, an integrated bin and a Fisher and Paykel 2-drawer dishwasher. But the benefits of this space don't end there.

Standing behind the kitchen island commands one of the nicest views a chef could wish for! On the other side of the kitchen is the Oak room. This triple aspect, timber framed space has a wonderful, vaulted ceiling and near floor-to-ceiling glazing on three sides, making it a beautiful room to look into in its own right. But the reason behind building this light and bright space in such a way, was principally to take advantage of the views outside. Overlooking the hills and fields of the Green Belt beyond whilst in the kitchen or the Oak room, or sitting on the large patio outside, is undoubtedly one the biggest draws for this house. Anyone looking for privacy, peace and unincumbered views combined with immaculate décor and luxury finishes need look no further.





## A BEDTIME STORY

Climbing the bifurcated staircase to the central halfway point, provide you with a choice of turning left or right. While pontificating, what you might notice behind you is the incredibly spacious landing itself, large enough to comfortably accommodate furniture and create a reading nook or extra homework space. Taking the left-hand stairs, as you reach the top, ahead of you is the door to the principal suite.

You enter via the private hallway which connects the en-suite bathroom with the bedroom (a feature present in two of the other bedrooms as well.) In front of you is the entrance to the stunning 4-piece bathroom, stylishly clad in custom green marble. The bath sits at the far end of the room, private and secluded, while the walk-in shower with rainfall head and rinser, is opposite the double-length basin. As with all the bathrooms in the property, all taps and bath fittings are Vola – stylish, elegant and premium.



The shower is pumped, again, as are all the showers in the house, and a Velux window lets in natural light through the vaulted ceiling. Another feature common to all baths and WC's are extra-bright illuminated mirrors and sensor-operated lights for more subtle lighting at night time.

The bedroom is a really good size and benefits from the same high ceilings. French doors open onto a large private balcony, perfect for morning coffees or evening drinks.

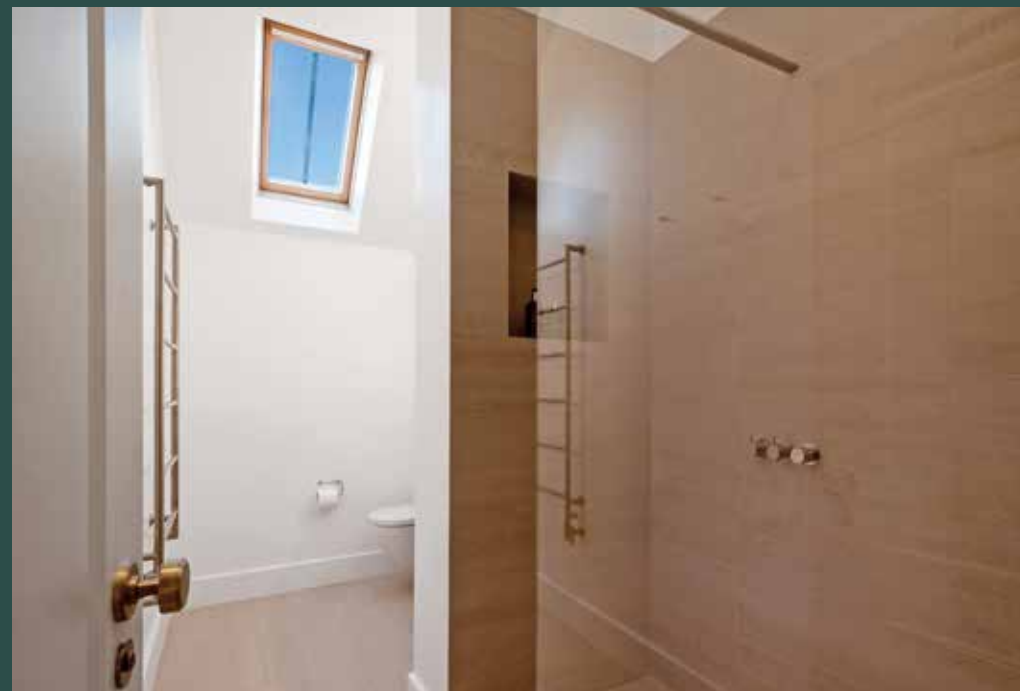
A door in the corner of the room leads to the dressing room. Another Roundhouse installation, the space is cleverly designed and well-appointed with bespoke fitted furniture providing hanging, shelving, drawers, extra deep sliding shoe shelves, handbag storage and watch, belt and jewellery organisers. A further door at the opposite end gives direct access back out to the landing.





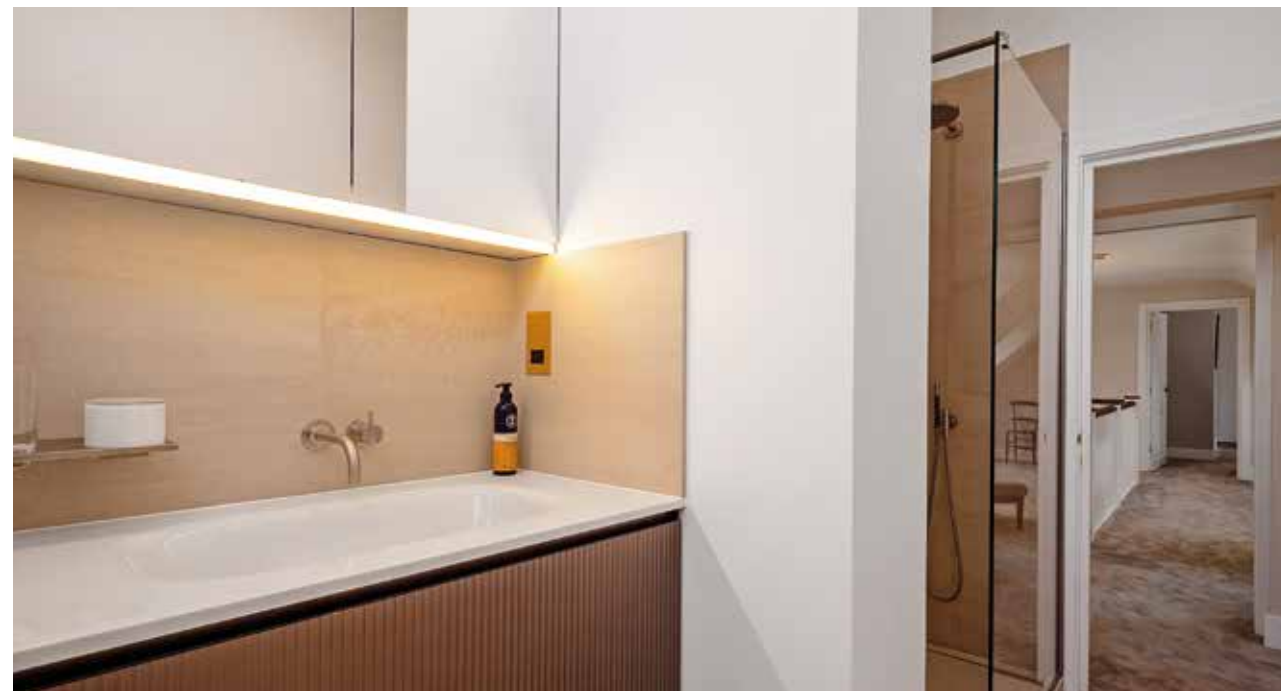
Heading back into the bedroom and then into the private hallway, you have the option to going through a door ahead of you into the private hallway for bedroom 3. This suite is perfect as a nursery thanks to this interconnecting option, but capable of being entirely separated and private if preferred. On your right is the entrance to the 3-piece ensuite with walk-in shower and ahead is the bedroom itself which is a good-sized double room at the front of the house.

On the opposite side of the landing at the front of the property, is bedroom 4. This is a larger room than bedroom 3 with built-in wardrobes. Although it doesn't have its own ensuite, it is next door to the main bathroom which effectively becomes the bathroom for this bedroom. This is a 4-piece bathroom with walk-in shower with rainfall head and rinser and a built-in store cupboard.





The last room upstairs is bedroom 2 which is, again, a self-contained suite with a private hallway leading to the bedroom and ensuite. The bedroom is another large double room with French doors opening onto its own private balcony. The 3-piece ensuite is just as equally well appointed as all the bathrooms are and has a large walk-in shower.



## A GARDEN OASIS

The garden and outside spaces have been landscaped to include some delightful areas and maximise the benefits of the location's views and privacy. It also features a programmable irrigation system including trickle waterers for the flower beds and sprinklers for the lawns.

The wrap-around patio covers most of the back and side of the house, with the largest area being outside the Oak room – perfect for barbecues or al fresco entertaining. From here, there are steps down to the largest lawned area, next to which is the pretty wildflower meadow. The entire garden area was landscaped in 2018.





Further along the patio outside the sitting room is a second set of steps down to a paved stepping-stone path leading across the lawn to a fully paved walkway, ensuring you can access the large garden shed even when the weather is being typically British! There are mature trees and shrubs all around the perimeter while the gardens themselves contain fruit trees and a whole host of varied planting, from peonies to lavenders to ~2000 spring bulbs in the well laden beds and borders.



Back past the Oak room towards the front of the house is the external door to the utility room and a single step down to the gravel driveway. The quadruple garage is set up in a '2 and 2' formation, with a central wall diving the space internally.

All four doors are electric and operate independently via remote controls or panels in the garage. The garage section nearest the garden also has a side door for ease of access. Tucked away behind the garage is the oil tank and two large slot down compost bins.



## WHERE TO GO WHEN YOU NEED...



**Milk:** The closest shop is the Binfield Village Stores, just 1 mile away. The Co-op in Binfield is also nearby, just a 4-minute drive.



**Weekly Shop:** Waitrose in Bracknell and Tesco in Warfield are equidistant from the house, both an easy 7-minute drive away. M&S is just 10 minutes away at The Lexicon in Bracknell. If you're looking for an excellent farm shop, Fernygrove is just 9 minutes away with its highly reputable butchers.



**Sport/Fitness:** You're spoilt for choice with horse-riding, country walks and cycling trails on your doorstep. Nearby Bracknell, Twyford and Wokingham have a selection of gyms and yoga studios, plus there are several spas in the surrounding area, including Pennyhill Park which is just 20 minutes away. Several tennis, cricket and rugby clubs surround the area and Binfield Football Club is conveniently next door.



**Golf:** The closest courses are Bird Hills and Billingbear, but you're not far at all from Wentworth, Sunningdale, The Berkshire, Sunningdale Heath, Mill Ride and Ascot.



**Dinner/Drinks:** There are several lovely country pubs in the surrounding area, with The Stag & Hounds and The Victoria Arms both walking distance in Binfield village. Within a 10-minute drive you'll find The Shurlock Inn in Shurlock Row, which is a fantastic steak restaurant, The Winning Post in Winkfield, The Warren in Wokingham and The Shepherds House in Warfield – all extremely popular restaurants. If you're looking for something extra special, the recently-opened The Braywood in Paley Street has already featured in the Michelin guide, or the Fat Duck, The Hinds Head or the Waterside Inn in Bray should more than suffice, or you're less than 25 minutes from Woven at Coworth Park, Latymer at Pennyhill Park, or the Hand and Flowers in Marlow.



**Schools:** Newbold College and Kings Academy are the most local schools, and Ranelagh is less than 10-minutes drive away. There are also many sought-after independent schools / colleges nearby, including Luckley House, Lambrook, Wellington College, Eton College, Holyport College, Holme Grange, Ludgrove, Papplewick, St George's, St Marys, Heathfield and many more.





## ROUND AND ABOUT



Stubbs Hill House is surrounded by picturesque countryside and offers a terrifically balanced lifestyle location for those seeking both tranquillity and accessibility.

For nature enthusiasts, there are footpaths, bridleways and walking routes from your doorstep, perfect for invigorating walks, gentle jogs or horse-riding adventures.

The property is within easy access of several thriving towns, with Windsor, Ascot, Twyford, Wokingham, Maidenhead and Bracknell all inside a 20-minute drive. Twyford and Wokingham provide excellent shopping, gyms and evening entertainment, including inviting coffee shops and restaurants.

Just a short walk away in Binfield village you'll find country pubs, a pharmacy, convenience stores and some great take-away restaurants. Meanwhile, neighbouring villages like Shurlock Row, Paley Street, Winkfield, Holyport or even Bray have some fantastic pubs, gastropubs and world-renowned restaurants catering to varying degrees of culinary and gastronomic requirements.

In terms of transport connections, Twyford is just 10 minutes away and Maidenhead only 15, both with their very well-connected train stations taking you to London Paddington in under 25 minutes and providing direct access to the Elizabeth Line. Both Bracknell and Wokingham train stations are both under a 10-minute drive away,

offering a direct journey to London Waterloo. For those who want good road links, you are equally blessed with very short journeys to the M4, M40, M3 and M25, linking you quickly to London, international and local airports, the south coast or midlands and the north. Our personal favourite is the fact that Heathrow, for example, is just 25 minutes away.

For sports fans, you're extremely well placed to watch a football match, with the phenomenal community club of Binfield FC just at the bottom of the road. If you enjoy cricket, you're surrounded by local clubs in Binfield, Shurlock Row and Warfield, all of which provide a lovely afternoon, regardless of whether you're playing or watching. There are several tennis, padel and rugby facilities locally and more golf clubs than you can shake a stick (or perhaps golf club) at; many of which rank among some of the finest and most renowned in the UK. As for equine pursuits, Ascot and Windsor racecourses are less than 15 minutes away, as is the Royal Berkshire Polo Club.

When it comes to schools, you are surrounded by multiple outstanding options, such as Wellington College, Eton College, Luckley House, Lambrook, St George's, St Mary's, Heathfield to name but a few.



THE FINER DETAILS

EPC:

C

Council Tax Band:

H

Heating:

Oil and Wood burner

Distances:

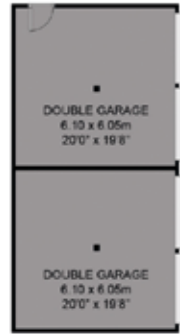
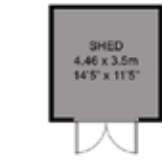
5 miles to M4 J10  
7 minutes to Bracknell Train Station  
10 minutes to Twyford Train Station  
25 minutes to Heathrow Airport  
45 minutes to Westfield Shopping Centre

Local Authority:

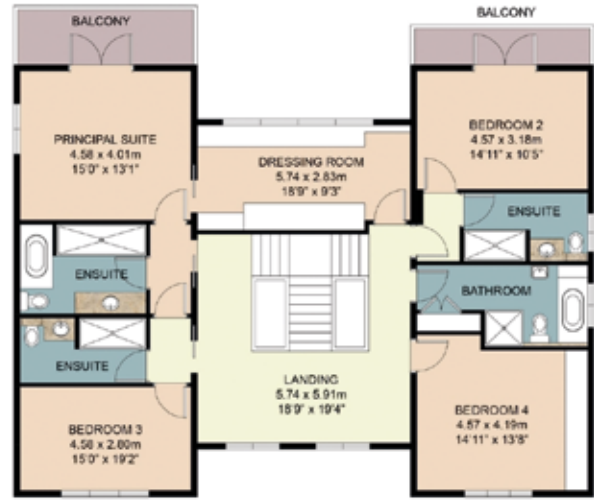
Bracknell Forest Council



Not Shown in Actual Position



Ground Floor



First Floor

Approximate Area:  
Ground Floor 229 sq.m / 2465 sq.ft  
First Floor 152 sq.m / 1636 sq.ft  
**Total Accommodation 381 sq.m / 4101 sq.ft**  
Garage 74 sq.m / 792 sq.ft  
Shed 16 sq.m / 168 sq.ft  
**Total 471 sq.m / 5061 sq.ft**



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