



PIPPINS




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Binfield | Berkshire



# A SUBSTANTIAL GATED FAMILY HOME

in a quiet location on the outskirts of Binfield.

   EPC  
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Local Authority: Bracknell Forest Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,495,000



## PIPPINS

Situated in a quiet country lane, in the popular village of Binfield is this exceptional, contemporary light and airy family home.

The ground floor comprises, living room, separate dining room/study, spectacular open plan modern living area consisting of kitchen with appliances, dining area and family room with feature vaulted ceiling.





## THE PROPERTY

Having spacious accommodation with five double bedrooms to the first floor, with two ensuite facilities, family bathroom and two further bedrooms and wet room to the second floor.

The property benefits from underfloor heating throughout. There is a well maintained garden to the rear plus double garage.





## LOCATION

Situated on the outskirts of Binfield in a peaceful rural enclave, the village offers a range of day to day facilities with Ascot, Windsor, Henley and Reading only a short drive away. The nearby M4 enables a direct drive to central London in 50 minutes, making it ideal for city commuters.

Local recreational opportunities include polo at Smiths Lawn and the Royal Berkshire, racing at Ascot and Windsor and world-class golf courses including Wentworth, Sunningdale, The Berkshire and Swinley Forest.

Transport links include Twyford train station (5.6 miles), Bracknell train station (2.7 miles) - both providing regular services to London - Ascot (7.8 miles), Maidenhead (9.2 miles), Heathrow Airport (20.9 miles), and Central London (37 miles). Please note: all times and distances are approximate.



Approximate Floor Area = 349.4 sq m / 3761 sq ft  
 Garage = 29.7 sq m / 320 sq ft  
 Total = 379.1 sq m / 4081 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105315

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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