



STUBBS HILL HOUSE

Binfield | Berkshire

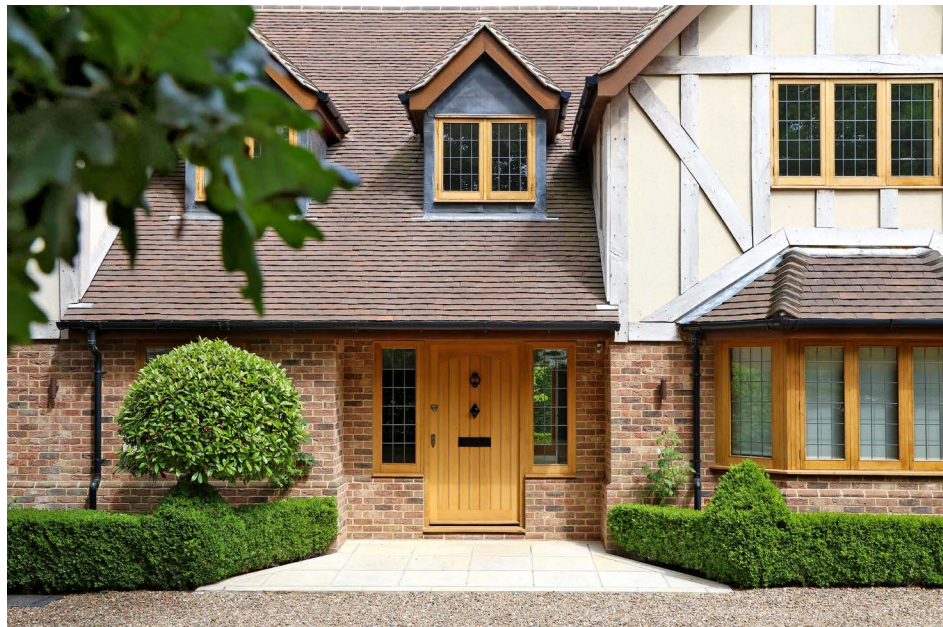


IMMACULATELY RENOVATED ARTS & CRAFTS STYLE HOME

A truly special family home offering over 4,700 sq ft of luxurious accommodation nestled within approximately 0.68 acres in a secluded location with views over open farmland.

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Local Authority: Bracknell Forest Borough Council
Council Tax band: H
Tenure: Freehold



STUBBS HILL HOUSE

Originally built in 2010 and totally renovated in 2023, Stubbs Hill House maximises its stunning location, generous plot, and uninterrupted views over the surrounding Green Belt.

Tucked away on a quiet lane, you are welcomed into the home with a sweeping driveway including four remote-controlled garages, and beautifully landscaped gardens featuring a wildflower meadow.

Step through the impressive front door into the spacious hallway, boasting a striking split staircase. A substantial study is located at the front of the house with a bay window, and a WC accessed off the entrance hall. Recessed spotlights, new internal doors and updated fittings and flooring create a modern yet warm atmosphere.





Double doors open on to the drawing room, flooded with natural light from floor-to-ceiling windows and French doors. This generous entertaining space opens onto the rear terrace, features a log burner within a bespoke marble fireplace, and also underfloor heating which runs throughout the house, ideal for cosy winter evenings.

On the opposite side of the entrance hall another set of double doors open into the kitchen with an open plan dining area. The Roundhouse-designed kitchen immediately impresses with its thoughtful layout and impeccable craftsmanship, equipped with premium Siemens, Fisher & Paykel, and Gaggenau appliances. At its centre sits a substantial island with breakfast bar - offering extensive storage below and topped with a striking stone worktop. The island also incorporates a sink fitted with a Quooker tap for instant boiling and filtered water.

Directly ahead lies the double-aspect utility room featuring matching Roundhouse cabinetry providing convenient storage. It also grants direct access to the patio and garages.





The oak room is a stunning feature; a triple-aspect timber-framed space with a soaring vaulted ceiling and near floor-to-ceiling glazing on three sides. This striking room is designed to showcase the breathtaking farmland views.

On the first floor are the four bedrooms, three offering en suites, a spacious dressing room and a family bathroom. The principal en suite is custom marble, and each bathroom enjoys sensor lights to create a tranquil spa-like experience in the evening.

The two rear-facing bedroom suites feature balconies overlooking the gardens and farmland beyond.

Wind down at sunset with the exterior dusk til dawn lights, surrounded by the fruit trees, peonies, and lavender, creating a serene garden retreat.





LOCATION

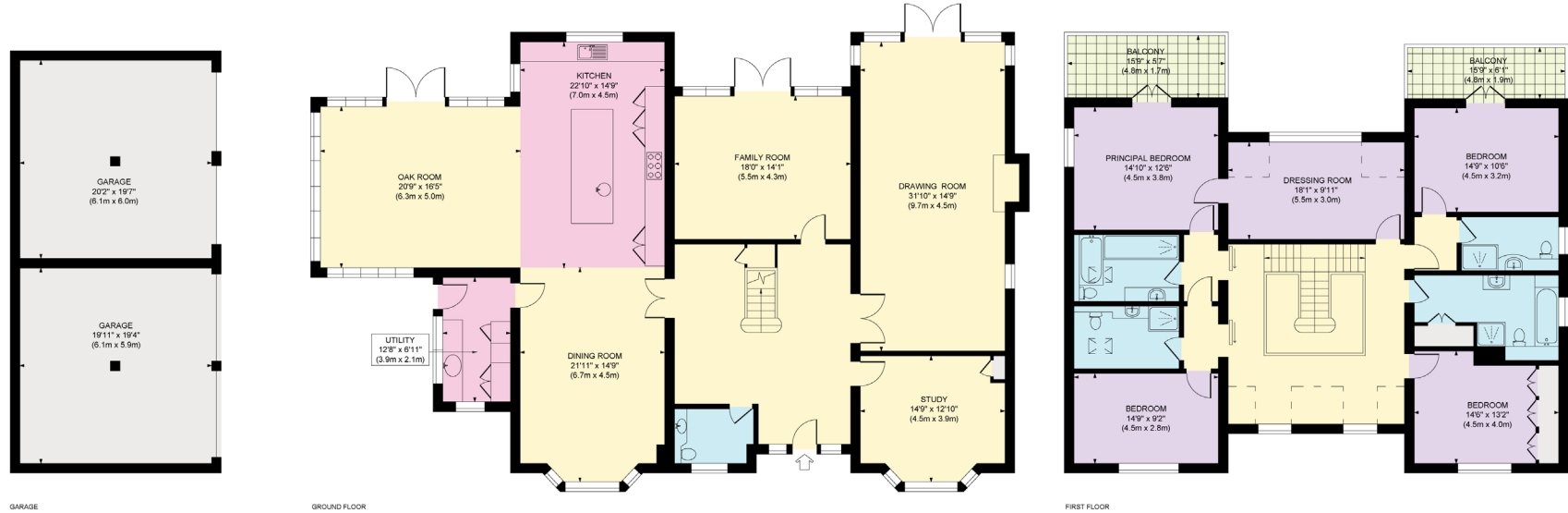
Situated on Binfield's outskirts in a peaceful rural enclave, the property offers easy access to local amenities and excellent commuter links. The nearby M4 enables a direct drive to central London in approximately 50 minutes, making it ideal for city commuters.

Recreational opportunities include polo at Smiths Lawn and the Royal Berkshire, racing at Ascot and Windsor, and world-class golf courses such as Wentworth and Sunningdale. The area is well served by public and private schools.

Transport links include Twyford train station (5.6 miles), Bracknell train station (2.7 miles), Ascot (7.8 miles), Maidenhead (9.2 miles), Heathrow Airport (20.9 miles), and Central London (37 miles). All distances are approximate.



Approximate Gross Internal Area
Main House 3937 sq. ft / 366.00 sq. m
Garages 785 sq. ft / 73.00 sq. m
Total 4722 sq. ft / 439.00 sq. m



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