



1 The Manor
Winkfield Park | Winkfield Row | Bracknell | Berkshire | RG42 6FN

 FINE & COUNTRY

1 THE MANOR

Set behind a private gated entrance and framed by approximately five acres of beautifully composed parkland, this exceptional two-bedroom duplex apartment forms part of an elegant newly built Georgian-inspired manor house, a residence where classical symmetry meets contemporary refinement.

From the moment of arrival, there is a palpable sense of calm. A sweeping approach draws you through manicured grounds and open green vistas, before the architecture reveals itself, dignified, balanced, and timeless.



A Residence of Quiet Distinction Within Parkland Grounds

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The Art of Living, Perfectly Composed

Occupying its own private entrance, No.1 The Manor immediately establishes a sense of independence and arrival, as the atmosphere transitions effortlessly from architectural grandeur to refined intimacy.

A generous entrance hall sets the stage, leading through to a remarkable open-plan living space where volume, light and proportion take centre stage. Three-metre-high ceilings and expansive glazing invite the outside in, while French doors open onto a private terrace, overlooking landscaped gardens and Winkfield Park Polo Club.

This is a space designed not just for living, but for hosting, unwinding, and reconnecting. At its heart, the kitchen is both sculptural and practical — bespoke cabinetry paired with quartz worktops and a generous island that naturally becomes the social anchor of the home. Integrated appliances ensure clean lines and seamless functionality, while a separate utility room quietly supports the day-to-day.

Private Spaces, Beautifully Considered

Arranged across two levels, the accommodation has been thoughtfully designed to balance privacy with flexibility.

Two double bedrooms each offer their own sanctuary, complemented by luxurious en-suites, finished with a quiet, understated elegance, clean lines, quality materials, and a subtle nod to boutique hotel living.

A ground floor study introduces further versatility, equally suited to guests, home working, or a peaceful retreat.

A Setting That Elevates Everyday Life

Beyond the interiors, the grounds are what truly set this home apart.

Expanses of lawn, mature trees, and carefully curated planting create a landscape that evolves with the seasons. There is a sense of openness here — of breathing space — yet all within a secure, private environment.

Whether it's a morning coffee on the terrace, a walk through the grounds, or simply the changing light across the fields beyond, this is a setting that brings a rare stillness to modern life.





Seller Insight

“ We were drawn to the property after moving from London, captivated by its semi-rural setting and the balance it offers between countryside living and excellent connectivity. Ideally positioned just 15 minutes from Maidenhead and around 10 minutes from Ascot, commuting into London is straightforward, while the nearby amenities of Ascot and Bracknell provide everything needed for day to day living.

Set within a beautiful five acre estate surrounded by mature trees, the setting feels peaceful and private. We have particularly enjoyed watching the changing seasons, from the rich colours of autumn to the fresh blooms of spring, and the long summer days spent in our outdoor space with direct access onto the grounds.

The private entrance to our duplex apartment provides a wonderful sense of independence and privacy. The impressive 3.2 metre ceiling height allows natural light to pour in and creates a real sense of space throughout. Being part of a small gated community of just 15 homes has also brought a feeling of calm and security.”*



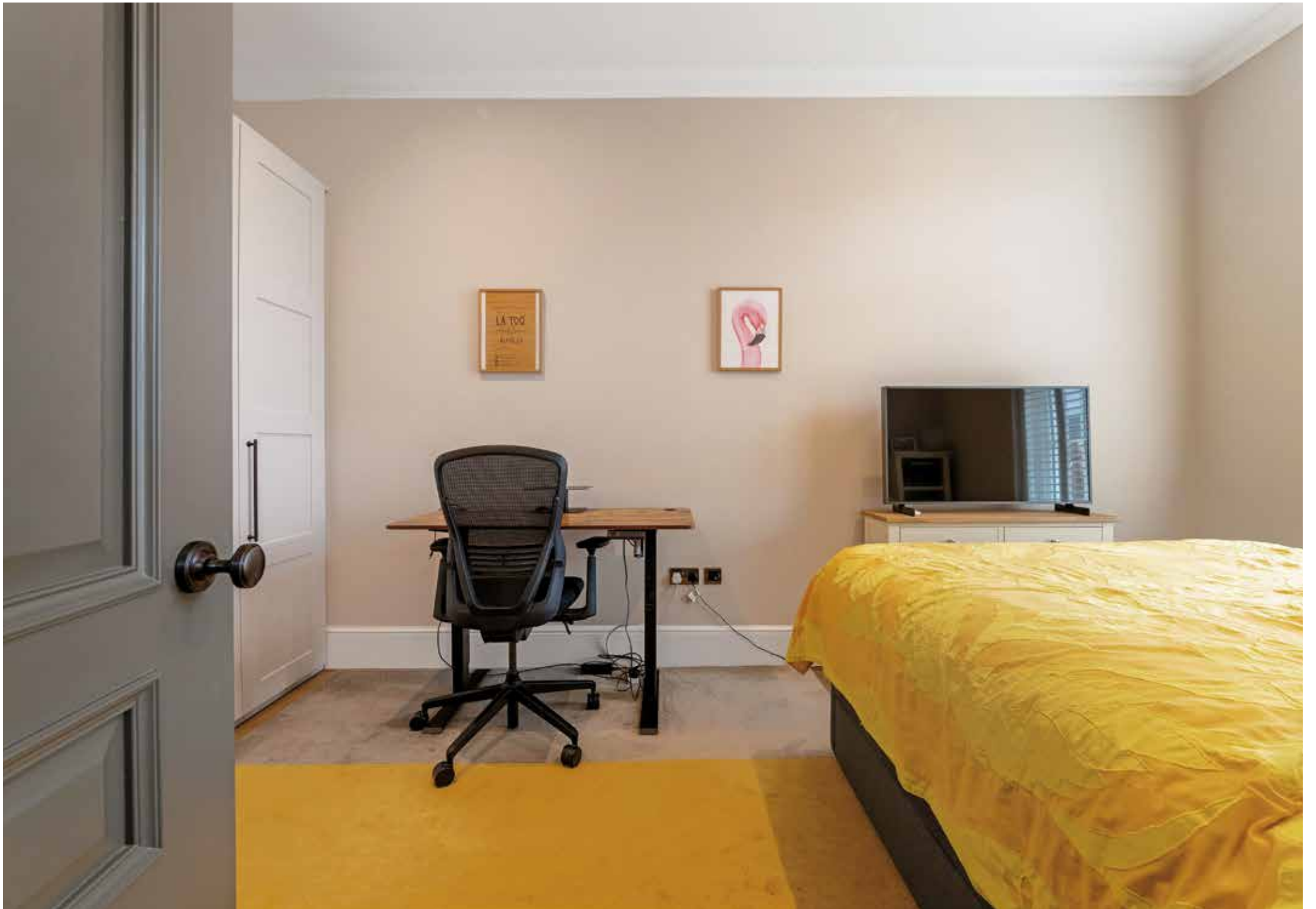
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



























Location & Lifestyle | The Best of Berkshire Living

Positioned along a private, tree-lined approach, Winkfield Manor enjoys a wonderfully secluded setting, surrounded by open paddocks and mature woodland, yet remains superbly connected to some of Berkshire's most desirable destinations.

Ascot lies just under two miles away, offering a refined village atmosphere with an excellent selection of independent boutiques, cafés and restaurants, alongside everyday conveniences. Ascot station (approximately 2.5 miles) provides regular services to London Waterloo, making this an ideal location for those seeking a balance between countryside calm and city accessibility.

For more extensive shopping and leisure, Windsor (approximately 7 miles) offers a rich blend of history, culture and retail, while Maidenhead (approximately 7 miles) with the Elizabeth line provides fast mainline connections to London Paddington in 19 minutes.

Road communications are equally strong, with the M3 (Junction 3) around 6 miles away, the M25 (Junction 13) within approximately 13 miles, and Heathrow Airport reachable in under 30 minutes.

Education | Exceptional Schooling at Every Level

This location is particularly prized for its outstanding educational provision, with a wealth of highly regarded schools within easy reach.

Lambrook School, located just moments away in Winkfield Row. Widely regarded as one of the area's leading preparatory schools, set within an impressive 52-acre campus of playing fields and woodland. Further excellent preparatory options include Hall Grove and Papplewick, while senior schools such as LVS Ascot, St George's and St Mary's Ascot are all within easy reach.

For continued academic excellence, Eton College and Wellington College are both readily accessible, alongside leading international schools including TASIS England and ACS International School, Egham.

Leisure & Sporting Pursuits | A Lifestyle Defined by Choice

This part of Berkshire is synonymous with world-class leisure and sporting heritage.

Golf enthusiasts are exceptionally well served, with some of England's most prestigious courses nearby, including Sunningdale Golf Club, Wentworth Club, Swinley Forest and The Berkshire.

Equestrian and outdoor pursuits are woven into the fabric of the area. Windsor Great Park, with its miles of riding tracks, walking trails and the spectacular Virginia Water Lake, provides an unrivalled natural backdrop, while polo at Smith's Lawn and horse riding across Chobham Common are close at hand.

Racing at Ascot and Windsor further enriches the lifestyle offering, with the globally renowned Royal Ascot forming a centrepiece of the social calendar, alongside the BMW PGA Championship at Wentworth and the Cartier Queen's Cup polo tournament.

Wellbeing & Culture | Refined and Relaxed

Luxury wellness is effortlessly accessible, with nearby destinations including Wentworth Club, Coworth Park Hotel & Spa, Pennyhill Park and the Macdonald Berystede Hotel & Spa, each offering exceptional facilities for relaxation and fitness.

Cultural and entertainment options are equally varied, from boutique performances at The Novello Theatre in nearby Sunninghill to larger venues such as The New Victoria Theatre in Woking and The Yvonne Arnaud Theatre in Guildford. Cinema options include Cineworld Bracknell.

INFORMATION

Services, Utilities & Property Information

Local Authority: Bracknell Forest Council

Council Tax Band: G | EPC B

Tenure: Leasehold (999 years from 2022)

Expires 30th September 3021 (995 years remaining)

Ground Rent: Peppercorn (nil)

Service Charge: £2,930 per annum (estimated) Review: Subject to annual review / reconciliation

Construction Type: Brick & Tiles

Utilities: Water Supply, Sewerage, Heating, Electricity Supply Connected to Mains

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

Broadband Availability: FTTP Fibre to the Property is available in the area, we advise that you check with your provider.

Garage Parking Space: 1 Carport

Off Road Parking Spaces: 1

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Reading and Twyford, Robert Cable +44 (0)118 324 8030

Website

For more information visit Fine & Country Reading and Twyford

<https://www.fineandcountry.co.uk/reading-and-twyford-estate-agents>

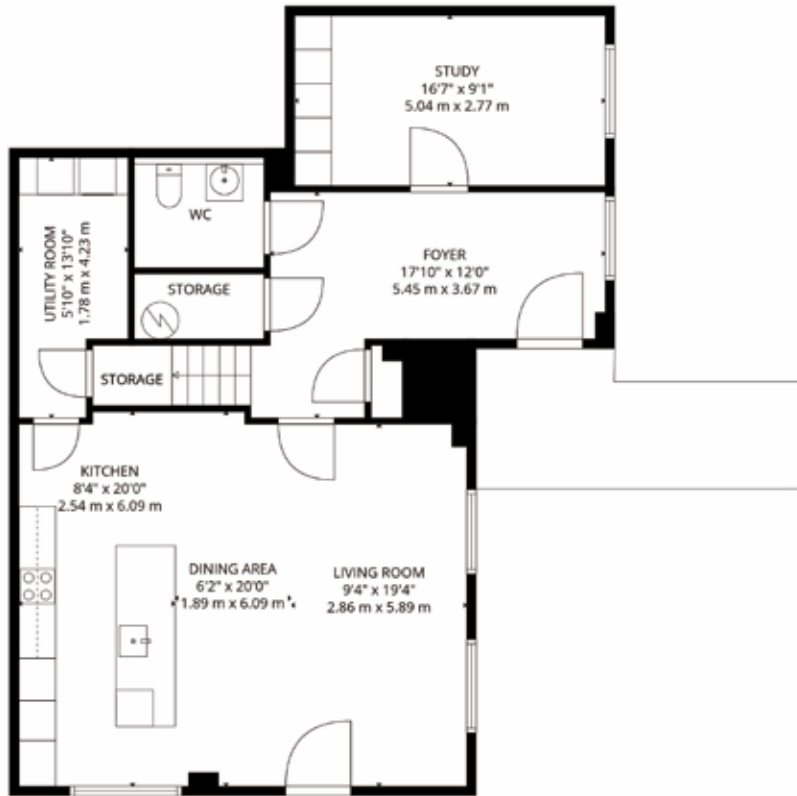
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

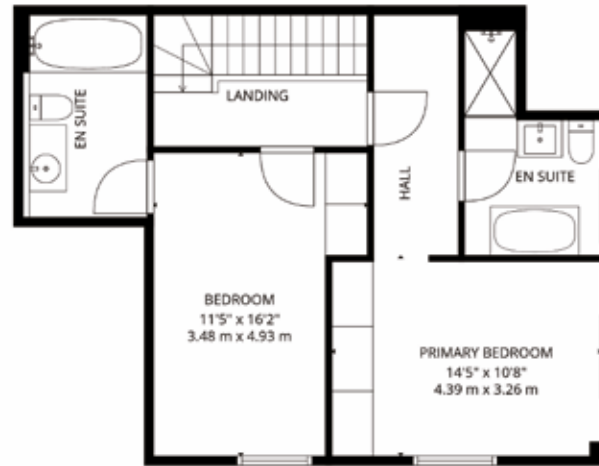
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





1st floor



2nd floor



CARPOT

TOTAL: 1611 sq. ft, 150 m2
 1st floor: 999 sq. ft, 93 m2, 2nd floor: 612 sq. ft, 57 m2
 EXCLUDED AREAS: " ": 112 sq. ft, 10 m2, CARPORT: 241 sq. ft, 22 m2, WALLS: 128 sq. ft, 12 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.11.2025





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.

We value the little things that make a home



ROBERT CABLE

PARTNER AGENT

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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.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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