



The Pump House, Bracknell Road, Warfield, Bracknell RG42 6BP

welcome to

The Pump House, Bracknell Road, Warfield, Bracknell

An opportunity to purchase a unique property set in grounds of one quarter of an acre, in an enviable countryside position, yet within short distance of local amenities and renowned public houses. Lambrook school is within a short walk, and Ascot within 4 miles. This property also offers development potential subject to the usual planning permissions, currently arranged as 2 homes. Matchbox cottage, a conventional building, and The Pump House, a non-conventional building, both set in landscaped gardens with large oak pergola, generous driveway and 4 vehicle car port. Highly recommended for a buyer looking for two homes within one, or as a development project, or as an investment & development strategy.



Bracknell Road, Bracknell, RG42

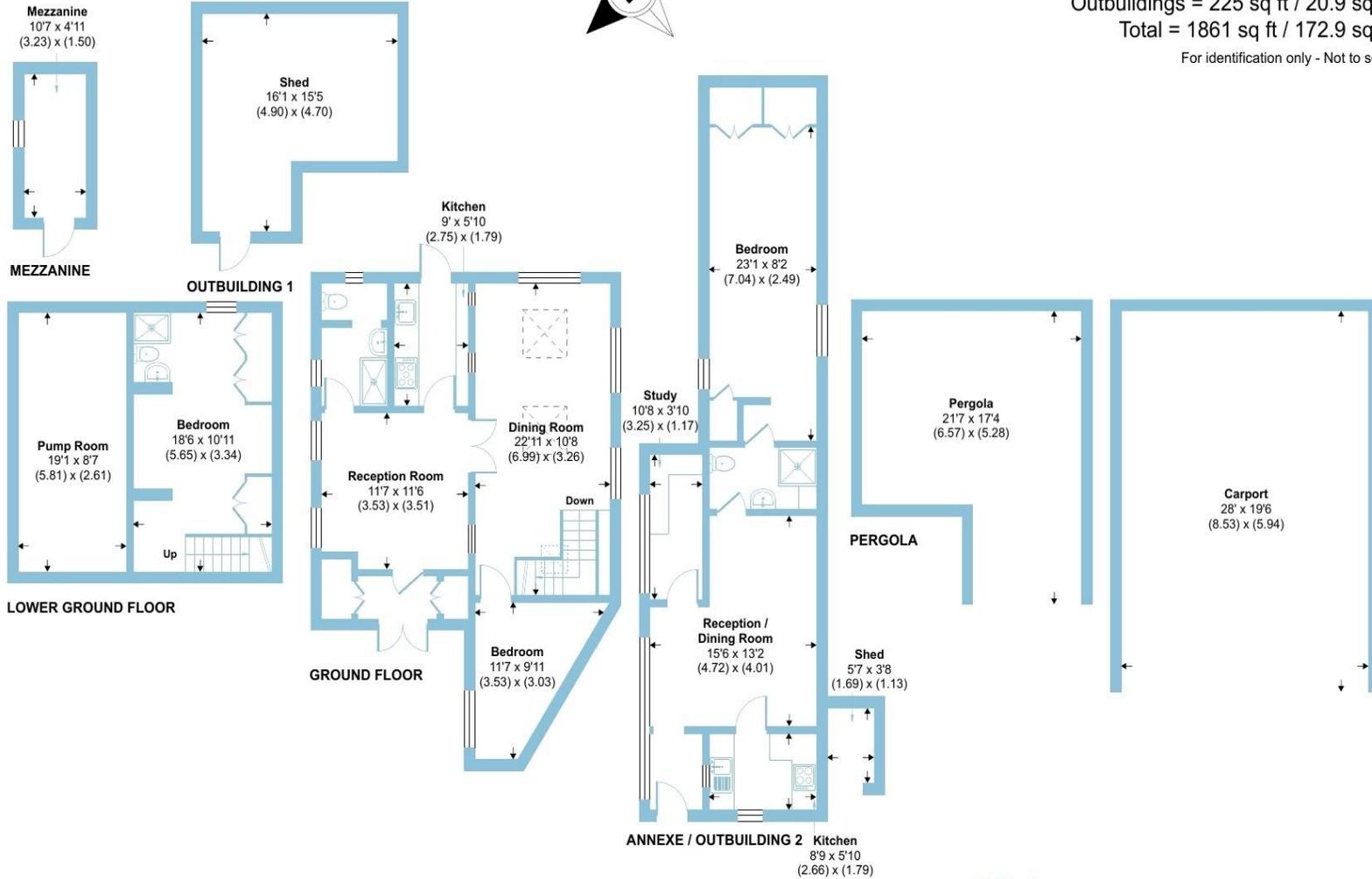
Approximate Area = 1063 sq ft / 98.8 sq m (excludes carport)

Annexe = 573 sq ft / 53.2 sq m

Outbuildings = 225 sq ft / 20.9 sq m

Total = 1861 sq ft / 172.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1267372



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The Pump House, Bracknell Road, Warfield, Bracknell

- QUARTER ACRE PLOT
- CONVERTED VICTORIAN PUMP HOUSE
- ADDITIONAL DETACHED COTTAGE
- DEVELOPMENT OPPORTUNITY IN SOUGHT-AFTER AREA
- LARGE CAR PORT, OUTBUILDINGS
- BESPOKE PERGOLA & OUTSIDE KITCHEN
- ELECTRIC GATES
- BEAUTIFUL SEMI RURAL AREA

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD121415



Property Ref:
MHD121415 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk