



FAIRWAY
Ascot, Berkshire



STOWHILL ESTATES
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

A PRIVATE RETREAT IN THE HEART OF SWINLEY FOREST

Set behind secure electric gates and approached via a long, tree-lined driveway, Fairway sits quietly within its surroundings, almost hidden from view. Occupying just under 3.5 acres on the Windsor Estate, this is a home where privacy is not just a feature, but a defining characteristic.

The setting is calm, established and deeply secluded, with the feeling of being immersed in Swinley Forest rather than simply bordering it.

Originally dating back to the 1930s, the house has been carefully reworked and extended during the current owners' twenty-year tenure. Today it offers just over 5,400 sq ft of accommodation arranged across three floors, with a layout that supports modern family life while still respecting the character of the original home.





ARRIVAL AND FIRST IMPRESSIONS

The approach sets the tone immediately. Passing through the gates, the driveway guides you through mature trees before opening out to reveal the house. There's a quiet confidence to the way it presents itself, never overstated, just well positioned within its plot.

The entrance creates a striking first impression thanks to the ornate stonework of the porch with its crest and engraving showing the year the property was built. Once inside the entrance hall itself is no less impressive - spacious and open, beckoning you to explore in multiple directions. The staircase acts as a natural focal point, drawing your eye upwards and right, while the space around it gives the house room to breathe from the outset.





RECEPTION SPACE WITH PURPOSE AND PRESENCE

At the centre of the ground floor sits the drawing room, anchoring the main living areas. It connects seamlessly with the dining room on one side and a more relaxed sitting or reading room on the other, creating a natural flow between each of these equally lovely spaces.

Each room carries its own charm, helped by character features such as open fireplaces, box bay window seats and fabulous ceiling heights that together add warmth and atmosphere.

You can picture winter evenings here with the fire lit, or larger gatherings where guests move easily from one space to the next without the house ever feeling crowded.

Or perhaps the other end of the spectrum is epitomised by the French doors in the drawing room opening on to the patio and providing a fantastic connection to the outside for when the weather is warmer and you want to entertain both indoors and outdoors.

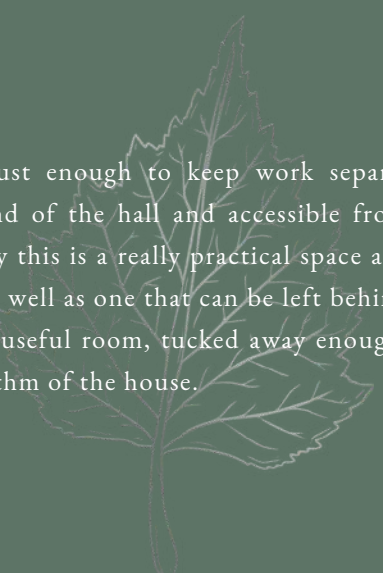








Set slightly apart (just enough to keep work separate!) is the study. Positioned at one end of the hall and accessible from both the sitting room and the hallway this is a really practical space and provides a calm, quiet environment as well as one that can be left behind at the end of the day. It's a genuinely useful room, tucked away enough to focus, yet still connected to the rhythm of the house.



A STATEMENT KITCHEN, DESIGNED AROUND REAL LIFE

The kitchen, breakfast and family room sits to the far end of the property and acts as the everyday hub of the home. Designed by Anthony Mullan, it's a space that has been carefully thought through, not just in terms of finish, but how it's actually used.

There's a natural ease to the layout. In the kitchen the central island encourages conversation, while the surrounding cabinetry and integrated appliances, including a Stoves range cooker, Neff microwave and built-in coffee station, support everything from quick breakfasts to more involved cooking.

Light plays a big role here. It comes in from multiple directions thanks to the overall space being triple aspect and in the family room area particularly, aside from the huge lantern skylight welcoming in all that the outside world has to offer, your eye is naturally drawn towards the garden, with two sets of French doors opening directly onto the terraces beyond. In warmer months, this becomes an extension of the kitchen itself, ideal for relaxed entertaining or family meals that drift outdoors, while during the colder times of the year, the underfloor heating across the whole space ensures your toes stay toasty.









Supporting rooms include a pantry, utility and boot room which provides an additional direct access route to the driveway at the front of the house. Each of these spaces is positioned exactly where you want them, close enough to be practical but discreetly out of sight - the pantry, for example, even features folding doors, meaning you can have the space fully open to extend the kitchen or close the doors when you need to hide away some of the trappings of day-to-day life.

Just adjacent, the garden room offers something slightly different again. With its double aspect bifold doors and partially covered design, it works brilliantly as an in-between space. It's easy to imagine long lunches here or evenings that continue well after the sun has gone down. It almost verges on becoming a loggia with doors, which is fantastic given its position overlooking the gardens and close to the nearby seating and patio area.



A LAYOUT THAT ADAPTS TO CHANGING NEEDS

Flexibility is a key strength of this house. With seven bedrooms and five bathrooms arranged across three floors, the accommodation can be configured in several different ways depending on how you want to use it.

On the first floor at the top of the stairs is the principal bedroom. This is a really well-proportioned suite with dressing room and four-piece en suite, as well as a balcony overlooking the rear gardens.





The house has a certain symmetry to it and a very similarly proportioned en suite room sits at the other end of the landing and is a fantastic second bedroom which also benefits from a balcony and garden views.

At the far end of the landing is what could almost be an entirely self-contained suite with bedrooms 3 and 4 and a bathroom, offering the possibility to have a living space, bedroom, and bathroom all behind one single closed door. In addition, this end of the landing is closest to the secondary staircase, providing easy access to the kitchen and family rooms at that end of the property.

There's also a further separate WC next to the second staircase on the landing.





Bedrooms 5 and 6 are near identical sizes and sit in the middle of the landing between the principal suite and bedroom 2. Both of them overlook the garden and are served by the family bathroom opposite.

There's also a further separate WC next to the second staircase on the landing.

The second floor adds another layer of versatility. Currently used as a bedroom and games room with its own bathroom, it too could also work well as a more independent suite for guests, older children or live-in support. Of course, that all assumes that you don't want to claim the space as your own or as a fantastic games room, hobby room, or generously proportioned office.

This top floor also features a large loft space and storeroom, easily accessible, meaning there's always somewhere to put the suitcases and Christmas decorations.

Across the house as a whole, there are distinct areas that can operate with a degree of independence, which is particularly valuable for multi-generational living or households that require more separation.







BEYOND THE MAIN HOUSE

The outbuildings add further depth to what's on offer. The double carport provides covered parking alongside an additional storage space, while the adjoining gym or studio gives you a dedicated space away from the main house. Whether used for fitness, work or hobbies, it's a genuinely useful addition and offers really lovely views of the garden to make working out all the more enjoyable.

For families, there's a sense of fun built into the grounds as well. The play area and AstroTurf football pitch create space to properly enjoy the outdoors, not just look at it. It's the sort of setup that gets used regularly and is fully appreciated thanks to its bespoke nature.

Parking is extensive, with room for at least ten vehicles on the driveway, making day-to-day living and larger gatherings equally straightforward.





GARDENS THAT FEEL LIKE YOUR OWN PRIVATE WOODLAND

The gardens are a major part of what makes Fairway so special. South-facing and extending to just under 3.5 acres, they have been shaped to offer a mix of open lawn, more structured planting and quieter, tucked-away areas.

Closer to the house, terraces and formal lawns provide space for entertaining or simply sitting out and enjoying the surroundings. As you move further out, the grounds become more informal, with winding paths and mature trees creating a sense of exploration.

Being surrounded by Swinley Forest gives the entire setting a natural boundary. It's not just private, it feels self-contained.

One of our favourite features is the direct access into the forest itself. For anyone who enjoys walking, running or simply being outdoors, this is a rare and valuable extension of the property. You can step straight out, disappear into the trees for a while, then return home without ever needing to get in the car.





THOUGHTFUL IMPROVEMENTS OVER TIME

The house has been extensively improved during the current owners' time here. A significant extension in 2012 introduced the carport, gym, orangery-style spaces, boot room and additional practical areas, along with landscaping around the house.

The kitchen was redesigned in 2013 and remains a key highlight today. Elsewhere, features such as Lutron lighting, Cat5 cabling and underfloor heating in key areas bring the house in line with modern expectations without detracting from its character.

There's a sense throughout that decisions have been made carefully and over time, rather than rushed or overdone. There's also a genuine sense of taste and appreciation for the finer things emanating from the very fabric of the building, thanks to the care and attention paid to both the renovation and the decoration.



FINAL THOUGHTS

Fairway is not a house that tries too hard to impress. Instead, it grows on you the more time you spend in it. The privacy, the scale, the flexibility and the setting all come together in a way that feels considered and enduring.

It's easy to imagine everyday life here, whether that's quiet mornings in the kitchen, weekends spent in the garden or evenings by the fire. Equally, it's a house that rises to larger occasions without effort.

The privacy and security, thanks to its location, also mean that this is a great property to be able to feel comfortable about not being at if you are travelling or on holiday. The potential for utilising this as a second residence or occasional abode very much exists.

Above all, this is a house that offers space to live in a way that feels unhurried and properly connected to its surroundings.



ROUND AND ABOUT

Fairway sits on the outskirts of Ascot, within easy reach of the high street which offers a selection of shops, cafés and restaurants, and nearby Sunningdale and Windsor offer a broader mix of dining, retail and leisure.

Transport links are strong. Ascot station provides direct services to London Waterloo, while road connections via the M3, M4 and M25 are all readily accessible. Heathrow Airport is also within comfortable driving distance.

The area is particularly well regarded for schooling, with options including St George's, St Mary's, Lambrook, Papplewick, Wellington College and Eton College, as well as international schools such as TASIS and ACS in Egham.

Leisure opportunities are equally impressive. You are surrounded by some of the country's most renowned golf courses, including Sunningdale and Wentworth, and within a stone's throw of The Berkshire. Ascot Racecourse is nearby, along with polo at Smith's Lawn.

For outdoor pursuits, Windsor Great Park, Virginia Water and the wider Crown Estate provide extensive space for walking, cycling and riding.

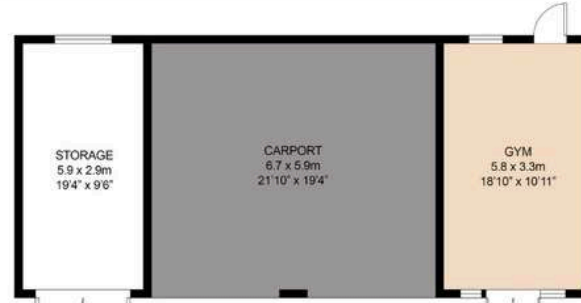
It's a location that balances accessibility with a genuine sense of escape, which is exactly what makes it so appealing.



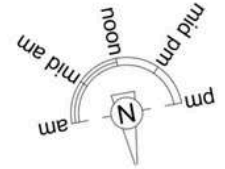
Local Authority	Bracknell Forest
EPC	F
Council Tax Band	G
Services	Mains electricity and water. Oil central heating and septic tank for drainage
Heating	Oil central heating with underfloor in conservatory, kitchen and bathrooms, and radiators elsewhere
Distances	Ascot Train Station - 3.2 miles Windsor - 8.4 miles Heathrow T5 - 15.6 miles M3 Motorway - 2.3 miles M25 Motorway - 9.4 miles

APPROXIMATE AREA:

GROUND FLOOR	250 m ²	2710 ft ²
FIRST FLOOR	180 m ²	1967 ft ²
SECOND FLOOR	76 m ²	855 ft ²
TOTAL ACCOMMODATION	504 m²	5425 ft²
STORAGE	17 m ²	183 ft ²
GYM	19 m ²	205 ft ²
TOTAL	540 m²	5813 ft²
(Excluding Void & Carport)		



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	34 F	
1-20	G		

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