





**Buck Farmhouse, Howe Lane, Binfield, Berkshire, RG42 5QS**

What 3 Words: ///overtime.costly.wings



## Key Features

- Outstanding Equestrian and Country Home
- Private Gated Setting
- Five Double Bedrooms
- Three Reception Rooms
- McEvoy & Rowley Kitchen
- Stock Brick Stable Block with Two Further Stables
- About 2.6 Acres

**Tenure: Freehold | EPC Rating: D | Council Tax Band: G |**

**Services: Oil fired central heating; mains electricity and waste water**

## Location

Wokingham 6 miles, Windsor 7 miles, Ascot 8 miles, Henley on Thames 11 miles International airports: London Heathrow: 18 miles, Gatwick 46 miles Mainline Train Services: Wokingham to London Paddington 44 minutes. Maidenhead to London Paddington 20 mins, Winnersh to London Paddington 14 minutes. Motorway Links: M4 just 10 mins drive. M40, M3 and M25 are all easily accessed. Private schools in the area include, but are not limited to, Wellington College, Eton College, Lambrook, St George`s, St Mary`s, Heathfield. For more information on independent schools schools are highly regarded in this area and include Riverside Primary School, Holyport College and Furze Platt Senior School. Buck Farmhouse is a truly exceptional Grade II listed country residence, set in a highly sought-after location just a 10-minute drive from the prestigious Royal County of Berkshire Polo Club. Ideally situated for Windsor, Ascot and Henley-on-Thames. The surrounding area also provides numerous tennis, rugby, and football facilities, along with several golf clubs. Windsor Castle and Ascot Racecourse are just a short drive away, while other nearby attractions include Coworth Park, Guards Polo Club, Wentworth Club, and Windsor Great Park.

## Inside the Home

The accommodation has been thoughtfully arranged for both family life and entertaining, centred around an impressive McEvoy & Rowley kitchen/dining/sitting room. This beautifully designed space features an AGA, integrated Neff ovens and induction hob, granite worktops and a Quooker tap. The kitchen flows into an oak-framed orangery with views over the gardens. In addition, there is a superb triple-aspect drawing room with two fireplaces, along with a reception hall showcasing original flagstone flooring. Practical additions include utility rooms, a WC and a boot room. On the first floor are five well-proportioned double bedrooms and three bathrooms, including an elegant principal suite with its own en suite. Each room has been carefully finished to create a bright, sophisticated and inviting home.

## Equestrian

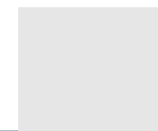
Set in the heart of Polo country, Buck Farmhouse offers superb facilities. with six stables in total, four primary stables within an attractive stock-brick building also incorporating a tack room, cloakroom and hay store. The further two stables are located adjacent to the arena, of timber construction alongside open-fronted barns. The arena is a floodlit with rubber-sand mix base. There are three well-fenced paddocks with post-and-rail fencing providing excellent turnout. There is hardstanding at each gate entrance ensuring mud free exit and entrance, each paddock has an automatic water trough.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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### APPROXIMATE FLOOR AREA

House - 259.38 sq m - 2792 sq ft  
 Stables - 85.93 sq m - 925 sq ft  
 Tack Room & Hay Store - 26.47 sq m - 285 sq ft  
 Horse Shelter - 22.85 sq m - 246 sq ft  
 Total - 394.63 sq m - 4248 sq ft  
 (Gross Internal Area)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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