



WILLOW FARM

Warfield | Berkshire



A FANTASTIC FAMILY HOME WITH EXCEPTIONAL SECURE GARAGING FOR UP TO 20 CARS POSITIONED IN THE HEART OF POLO COUNTRY

Summary of accommodation

Reception hall | Four reception rooms | Kitchen/breakfast room/conservatory | Utility room | Cloakroom
Principal bedroom with en suite bathroom | Three further bedrooms (one en suite/family bathroom) | Two en suite dressing rooms
Triple open-fronted car port | Extensive secure garaging for up to 20 cars with the benefit of commercial use
Air-conditioned offices | Outbuildings | Games room | Large attic conversion
Landscaped gardens | Large fully drained field and further enclosed paddock

In all about 12.03 acres



DESCRIPTION

Willow Farm is an attractive modern family home with comprehensive garaging facilities, all set within beautifully maintained grounds that provide an outstanding setting for this unique property. The house enjoys a high degree of seclusion and privacy and is superbly located to take full advantage of the uninterrupted views over the farm. The well-proportioned and versatile living space is equally suited to both family living and entertaining.

The spacious reception hall creates a welcoming first impression and leads through to the bespoke oak fitted kitchen/breakfast room and adjoining conservatory. There are four reception rooms including a drawing room with a working and concertina doors to the terrace.



The first floor is arranged to provide a principal bedroom with en suite bathroom, two bedrooms with en suite dressing rooms and a further bedroom which is en suite to the family bathroom. The large attic has also been converted and is currently used as storage, but has the potential for further bedroom accommodation. All of the bedrooms benefit from being air-conditioned which is fantastic in the Summer months.

The property is accessed via in and out electrically operated gates, with security bollards, which open onto a shingled carriage driveway providing access to the triple bay car port and parking area. The driveway continues past the main house providing access to the wonderful garaging for up to 20 cars. The property also benefits from having commercial use for buying and selling, and is currently used as a high end show room. For those with equestrian interests the garaging could be turned part or all into stabling. Within the former stable courtyard there is also an air-conditioned office, meeting room/lounge, well-appointed kitchen, games room and gardener's room.

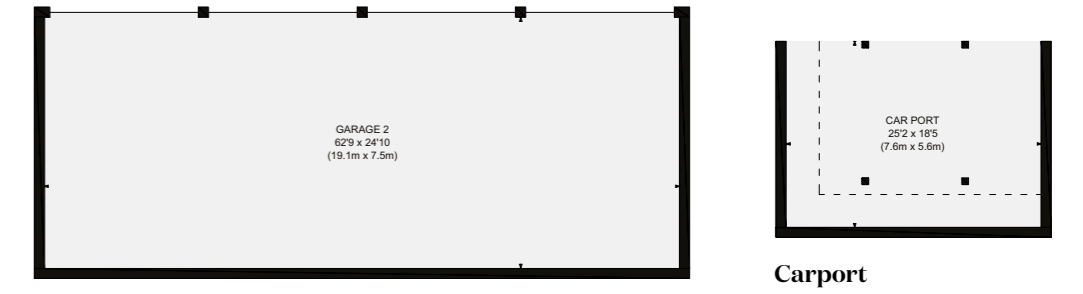
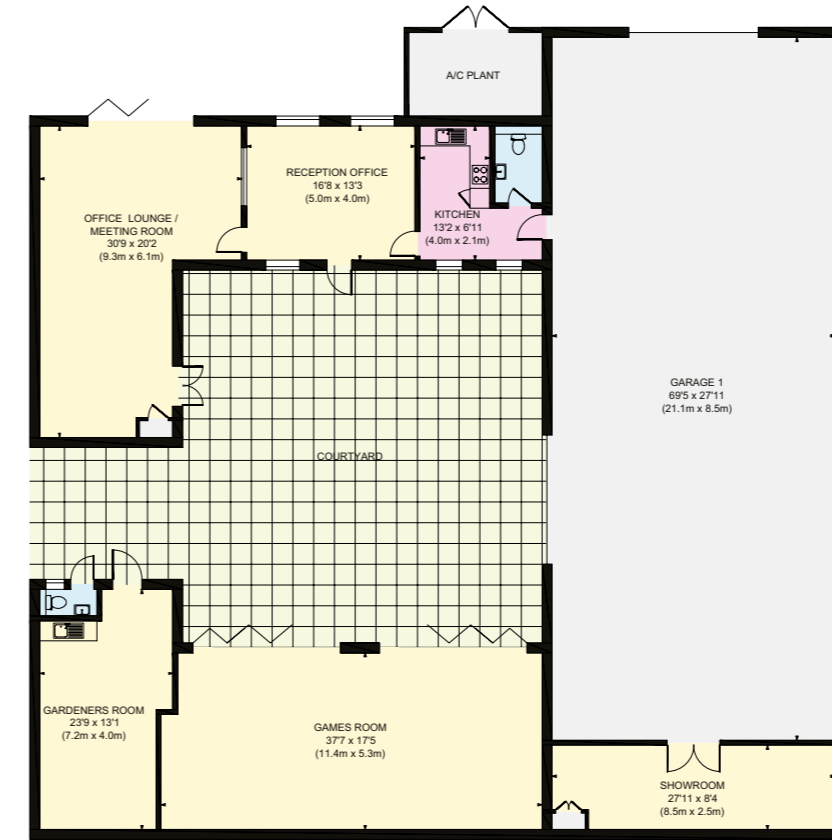
The stunning grounds are mainly laid to lawn and have had extensive drainage put in. Being so flat and well drained the land would also suit being used as a stick and ball polo pitch.

A further 1.31 acres post and rail paddock is located just across the road, opposite the house. It is worth noting that the property also benefits from direct gated access to a bridleway.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding

Ground Floor

First Floor

Approximate Gross Internal Area
 Main House 2906 sq. ft / 270.02 sq. m
 Garage 1556 sq. ft / 144.54 sq. m
 Outbuildings 4049 sq. ft / 376.20 sq. m
 Car Port 464 sq. ft / 43.08 sq. m
 Total 8975 sq. ft / 833.84 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Garage 1 & office



Garage 2



Garage 1



Garage 2

SITUATION

Willow Farm enjoys a rural setting and is well placed for access to London, Heathrow and Gatwick by means of the motorway network: The M4 (Junction 8/9), the M25 (Junction 12) and the M3 (Junction 3).

The railway station at Bracknell provides services to London Waterloo and Reading whilst Maidenhead and Slough offer a direct service to London Paddington. Both London Paddington (via Slough) and London Waterloo are possible from Windsor.

The towns of Bracknell, Ascot and Windsor provide an extensive range of shopping and recreational facilities. Sporting facilities in the area are excellent with hacking in Windsor Great Park and Swinley Forest; polo at Smith's Lawn and the Berkshire Polo Club; horse racing at both Windsor and Ascot; golf at Sunningdale, Wentworth and The Berkshire.

Schooling in the region is excellent, with Lambrook School, Eton College, St. John's Beaumont, Heathfield, Bishopsgate, Papplewick, Licensed Victuallers, St George's and St Mary's in Ascot.



DIRECTIONS

Exit the M4 (J6), take the Windsor Relief Road (A355) and proceed to the roundabout at the end. Take the 3rd exit into Imperial Road B3175, continue to the traffic lights at the end and turn right. Keeping to the left-hand lane, continue straight along this road, passing Legoland on your right.

At the next roundabout signposted Fifield/Winkfield, turn right into North Street which then becomes Pigeonhouse Lane (A330). Continue into Church Lane, past the church on the right and then past The White Hart public house on the left and at the crossroads turn left into Bracknell Road. Continue for about 1.5 miles, turn right into Warfield Street and proceed for just over a mile, turning right into Maidenhead Road. Continue for about 0.6 mile before turning left into Bottle Lane: Willow Farm will be found on the left-hand side.

Distances: Bracknell Train Station – 3 miles (London Waterloo 1 hr 5 mins), Royal Berkshire Polo Club – 5 miles, Ascot Racecourse – 5.5 miles, Guards Polo Club – 9.2 miles, Windsor Castle – 9.3 miles, Heathrow Airport (T5) – 19.1 miles, Central London – 32 miles (All distances and times are approximate)

PROPERTY INFORMATION

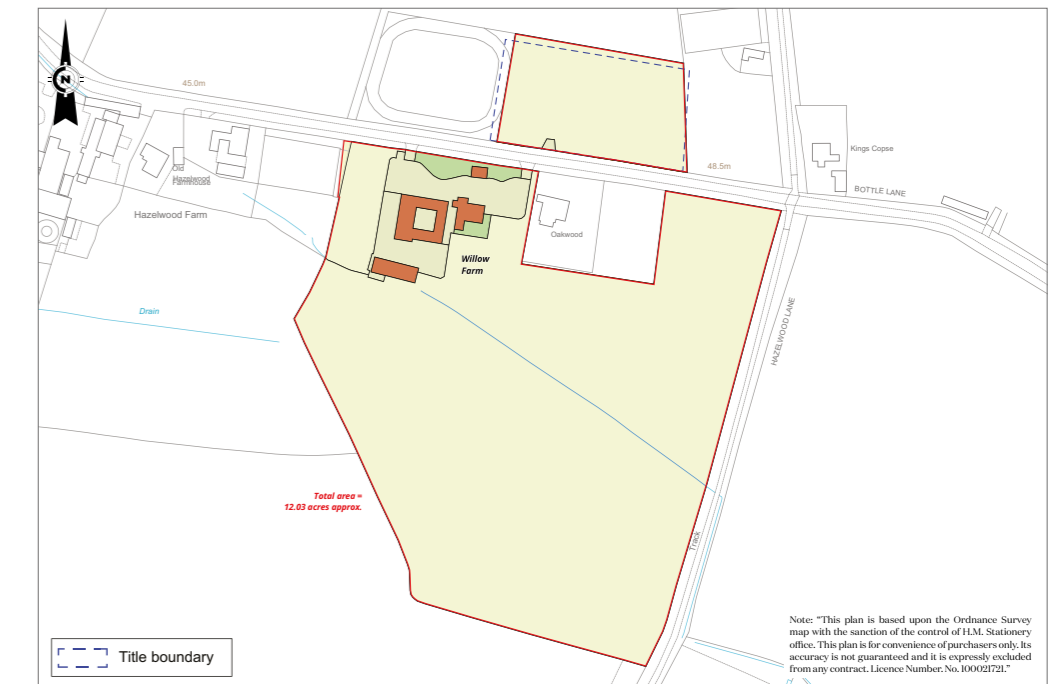
Services: We are advised by our client that gas, electricity and water are all mains supplied. There is a Biosafe wastewater treatment system at the property and the property also benefits from solar panels.

Tenure: Freehold with commercial use

Local Authority: Bracknell Forest Borough Council

Council Tax: Band G

EPC: B





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