



PADDOCK VIEW

Cocks Lane, Warfield RG42



A STYLISH FAMILY HOME NESTLED IN A QUIET LOCATION

Set within an exclusive gated development of just five homes, this beautifully presented three-bedroom semi-detached house offers modern design in an attractive semi-rural setting.



Local Authority: Bracknell Forest

Council Tax band: E

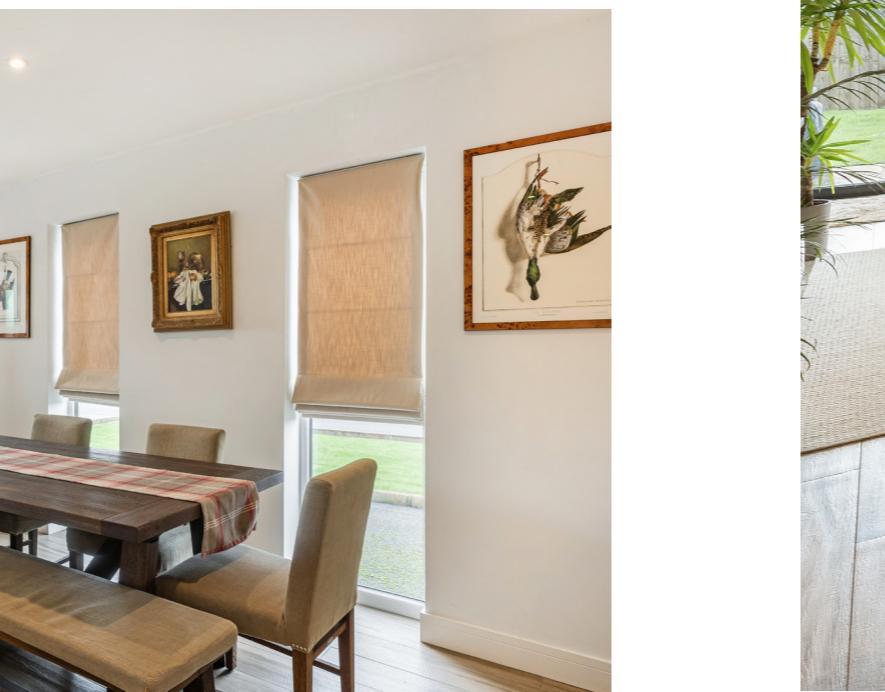
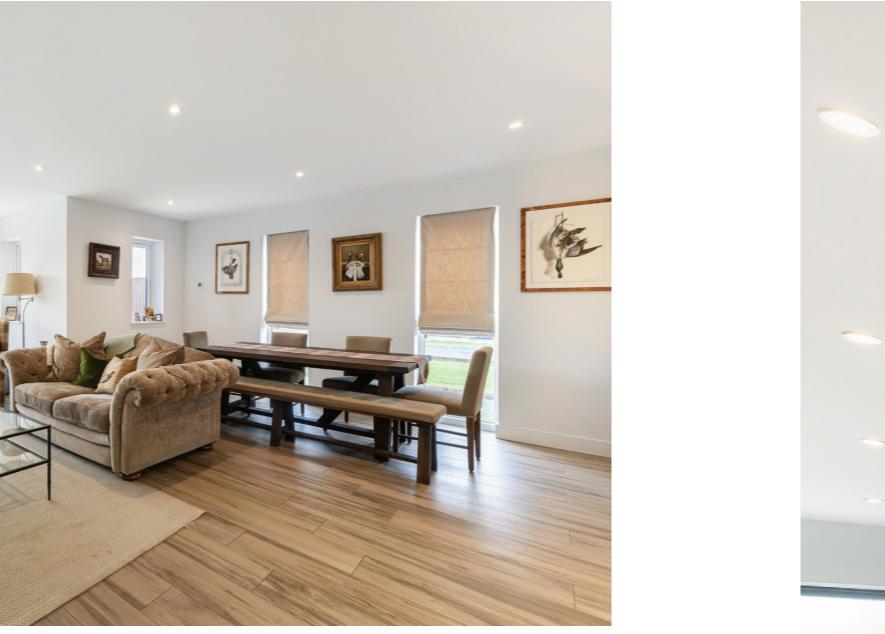
Tenure: Freehold



Inside, the entrance hall leads to a cloakroom and a versatile study that can also serve as a playroom, snug or occasional guest room.

The heart of the home is the impressive open-plan kitchen, dining and living room, benefitting from a triple aspect. Bifold doors open onto the garden, creating a seamless flow between inside and out.

The kitchen is fitted with Shaker style units, quartz worktops and Bosch appliances. The space is both sociable and adaptable, ideal for family life and entertaining.







Upstairs, the principal bedroom enjoys near full-height windows with views over the garden and paddocks, along with a contemporary ensuite shower room. Two further double bedrooms and a bright family bathroom complete the first floor.

The rear garden has been designed for year-round enjoyment, featuring a patio, level lawn, and a seating area perfect for outdoor dining and entertaining.

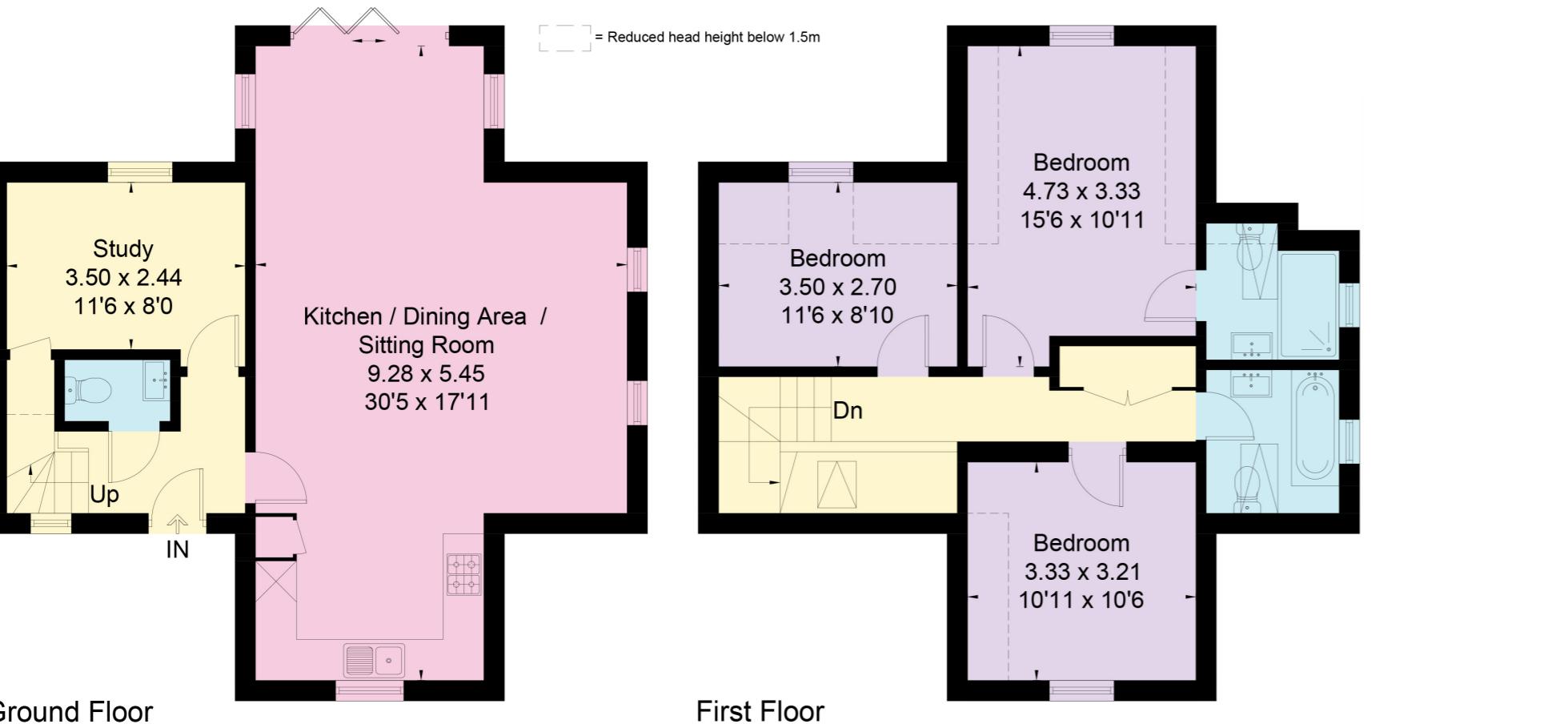
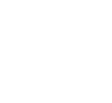
The area provides great leisure options, from modern gyms and swimming pools to padel courts, walking trails and several excellent golf courses.

Winkfield and Warfield also feature welcoming pubs and restaurants such as Stirrups Hotel, The Winning Post and The White Hart, with further choices in Bracknell, Ascot and Windsor.

Families benefit from outstanding nearby schools, including Lambbrook, Meadowbrook Montessori, Winkfield St Mary's, Whitegrove and Cranbourne.



Approximate Floor Area = 116.7 sq m / 1256 sq ft



Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#103421](http://fourwalls-group.com)

(Including Basement / Loft Room)

Approximate Gross Internal Area = 116.7 sq m / 1,256 sq ft

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. (ID767266)

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