

Wiltshire

COTTAGE

BINFIELD • BERKSHIRE



Wiltshire COTTAGE

FULLY REFURBISHED GRADE II LISTED HOUSE

SET IN PICTURESQUE GARDENS



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WILTSHIRE COTTAGE

An absolutely charming Grade II Listed character property, parts of which are thought to date back to the 16th Century. Offered today in excellent condition having been recently refurbished and remodelled throughout all set within in all about 3.8 acres of delightful gardens & grounds.

Over the last 18 months extensive works have been carried out including the installation of a fabulous new kitchen, all new bathrooms, new roof & windows, layout changes and also installation of 'green' technologies, including an array of solar panels, which make this unique home extremely environmentally friendly.



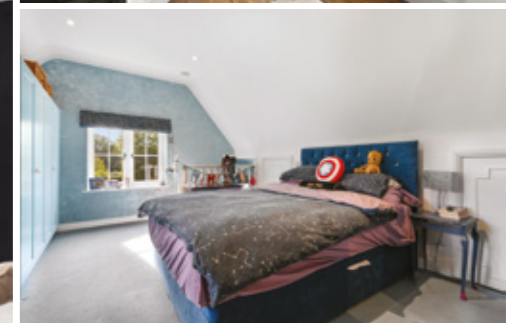




Approximate Gross Internal Area =
 House - 334.38 sqm / 3599 sq ft
 Stables - 44.99 sq m / 484 sq ft
 Outbuildings - 73.50 sqm / 791 sq ft
 Total - 452.87 sqm / 4874 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





GARDENS & GROUNDS

There are a number of newly built outbuildings, swimming pool and a tennis court. The gardens are a particular feature of the property and have been thoughtfully designed to take full advantage of the amazing setting. The gardens include glorious formal planting, a sunken seating area with firepit, fruit trees, natural pond, as well as entertaining terraces front and rear. Beyond the swimming pool there is also an enclosed hard surface tennis court to the side of the house.

The property is entered via electric wooden gates up a tree lined gravel driveway which provides parking for several cars. There is a new detached outbuilding at the head of the drive which has been finished to a high standard and is perfect for use as a work from home space or as a party room, along with three stables, tack room, workshop. There is also a larger outbuilding with a feature outdoor bath, internal shower room and flexible living space with bi-folding doors opening to a decked area which is a perfect vantage point to admire the gardens.



LOCATION

Situated on the outskirts of the village of Binfield in a wonderful rural enclave. The village offers a range of simple day to day facilities whilst Ascot, Windsor, Henley and Reading are only a short drive away. Recreational opportunities in the area include polo at Smiths Lawn and the Royal Berkshire, racing at Ascot and Windsor and excellent golf courses including Wentworth, Sunningdale, The Berkshire and Swinley Forest. There is a wide range of both public and private schools within the surrounding area.

MILEAGES

Twyford train station 5.6 miles and Bracknell train station 2.7 miles both providing regular services to London, Ascot High Street 7.8 miles, Maidenhead 9.2 miles, Heathrow Airport 20.9 miles Central London 37 miles
(All distances are approximate)



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