



The Coach House

Twyford Road, Binfield,





The Coach House

Twyford Road, Binfield, Berkshire RG42 5QB

An attractive residence, which offers spacious accommodation including guest cottage, alongside superb equestrian facilities, set within private gardens and grounds of about 9 acres.

Maidenhead - 7.5 miles, Windsor - 10.4 miles, Ascot - 7 miles,
Marlow - 10.3 miles, Henley - 9.7 miles, M4 (J8/9) - 13.8 miles,
Heathrow - 19.1 miles, Central London - 34 miles
(All mileages are approximate)

Main House

Reception Hall, Boot Room, Extensive Open Plan Drawing/ Sitting Room, Dining Room, Study, Kitchen, Principal Bedroom with En Suite Bathroom, Dressing Room
3 Further Bedrooms, Family Bathroom

Cottage

Kitchen/Dining Room, Living Room, Bedroom with en suite shower room

Gardens & grounds

Heated Outdoor Pool, Large Sun Terrace, Gardens

Equestrian Facilities

6 Stables, Tack Room, 3 Fenced Paddocks

Outbuildings

Double Garage, Barn, Utility Room, Store

Freehold

6,757 sq ft

Description

The Coach House is a stylish home which offers superb entertaining and family space set in gardens and grounds of about 9 acres. Electronically operated gates open onto a gravelled driveway revealing this wonderful home overlooking open countryside. It creates a memorable first impression. The property which is beautifully styled by the current owner cleverly combines unique features with modern amenities. This has resulted in a lovely home of great character and charm with wonderful outdoor entertaining space. The property is set within beautiful parkland gardens, which include a guest cottage and heating swimming pool. In addition to the gardens there are paddocks, stables and a agricultural barn.

A particular feature of the property is the splendid triple aspect sitting room with generous ceiling height and three sets of French doors opening on to the sun terrace. The room offers the most amazing and versatile entertaining space, featuring a beautiful ornate fireplace, vaulted ceiling, striking columns and bespoke shelving/storage. The connecting and well-appointed dining room is the ideal space for formal entertaining with an adjoining study which has views over the terrace. The kitchen is fitted with a comprehensive range of country style units and integrated appliances.

On the first floor the charming principal bedroom has built-in wardrobes, en suite bathroom and adjoining dressing room. There are three further beautifully presented bedrooms and a family shower room.

The Cottage

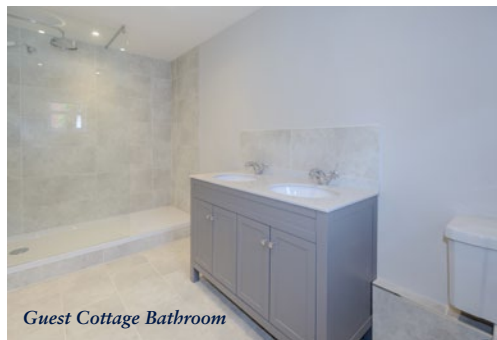
A delightful one bedroom cottage recently refurbished throughout to a high standard, comprising of a kitchen/ dining room, living room and en suite bedroom. There is also an externally accessed store and utility/laundry room.

Equestrian Facilities

Comprising of a block of 6 stables, a tack room and 3 paddocks.

Outbuildings

There is a double garage and agricultural barn.





Gardens & Grounds

The park-like grounds are lovely feature of the home, combining formal gardens and equestrian facilities to create an outstanding private estate. Cleverly designed terraces have created superb outdoor entertaining spaces. A large sun terrace between the house and the cottage is the perfect area for 'al fresco' entertaining with a more sheltered decked terrace to the North side of the house. A further terrace surrounds the heated swimming pool creating a relaxation space, with views over the paddocks. At the front of the property expansive and beautifully maintained lawns, with mature trees give this wonderful home seclusion, privacy and an idyllic outlook over the stunning grounds.

Situation

Twyford Road is in a semi-rural location with access to local amenities in Binfield. More extensive shopping and recreational facilities may be found in the nearby towns of Maidenhead and Windsor. Moreover, some of the country's top restaurants may be found in nearby Bray Village, notably Michelin starred The Waterside Inn and The Fat Duck. Binfield is supremely well situated for easy road communication from the M4 which links to both the M25 and the A404(M)/M40; rail access is equally convenient with direct services to London Paddington available from Maidenhead and to London Waterloo from Windsor. Crossrail, the new high-speed service, is due to begin running from Maidenhead Station shortly and will link directly with Heathrow and the City.

There is extensive schooling available with many well regarded schools and colleges in the area including Lambrook School, Wellington College, Eton College, Holyport College, Papplewick, St. Georges and St. Mary's Ascot. For international schooling TASIS (Thorpe) and ACS (Egham).

Sporting and recreational facilities in the area are varied and include golf at Temple, Maidenhead, Marlow, Harleyford, The Royal Berkshire, Hawthorn Hill, Sunningdale and Wentworth; horse racing at Windsor, Ascot, Kempton, Sandown, Epsom and Newbury; polo at Smith's Lawn, Guards Polo Club and Royal County of Berkshire Polo Club; horse riding and walking in Windsor Great Park; flying at White Waltham Airfield; rowing at Maidenhead Rowing Club, Dorney Lake and Henley, home to the renowned Henley Regatta; boating and sailing at Bray Lake and on stretches of the River Thames.



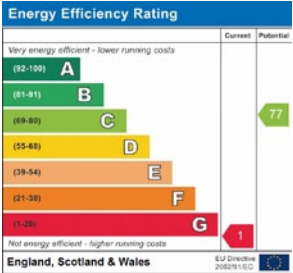
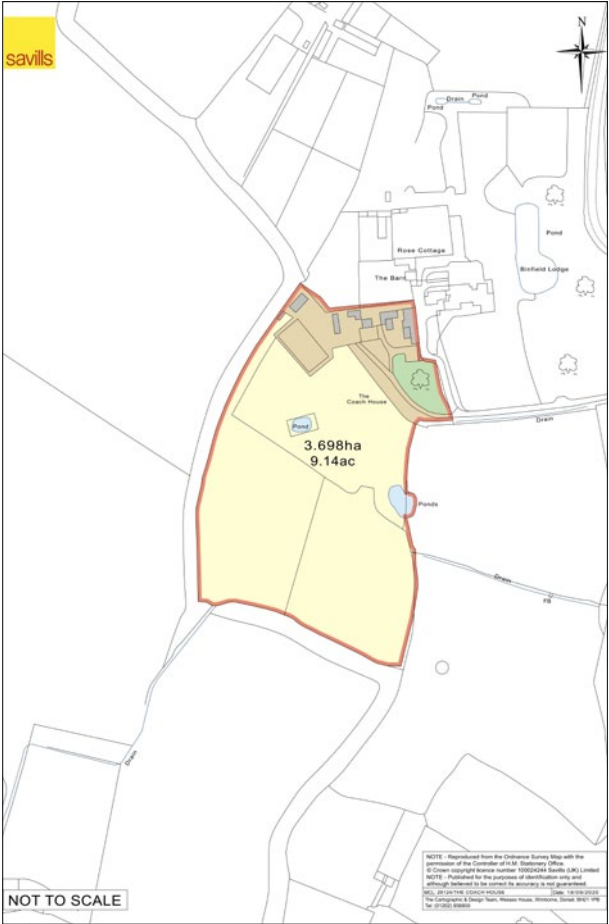


Floorplans

Main House gross internal area = 3,384 sq ft / 314 sq m
Garage gross internal area = 432 sq ft / 40 sq m
Stables gross internal area = 826 sq ft / 77 sq m
Cottage gross internal area = 1,012 sq ft / 94 sq m
Barn & Tack Room gross internal area = 1,103 sq ft / 102 sq m
Total gross internal area = 6,757 sq ft / 628 sq m
For Illustrative Purposes Only - Not To Scale.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8430411/NJD





Savills Windsor
The Gallery,
3 High Street,
Windsor SL4 1LD
Tel: 01753 834 600
Email: windsor@savills.com

Services – Mains - Water & Electricity, Private Drainage (septic tank with soakaway), Heating- Electric Night Storage Heaters. Local Authority – Bracknell Forest Council. Fixtures and fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Details Prepared September 2020 200916NF

