



Character filled period cottage with elegant décor

The Old Police Cottage, Forest Road, Newell Green, Berkshire RG42 6AE

Freehold



Reception hall • 3 reception rooms • kitchen • 3 bedrooms (1 en suite) • bathroom • cellar & utility room • cloakroom • garage, garden & off-street parking

Local information

Warfield is surrounded by countryside yet is still within commuting distance of Central London. The Old Police Cottage is well placed for access to London, Heathrow and Gatwick by means of the motorway network. The M4 (Junction 8/9), the M25 (jct 12) and the M3 (jct 3). The railway station at Bracknell (just 1.8 miles away) offers rail services to London Waterloo (journey time from 60 minutes) and Reading (journey time from 18 minutes) and Maidenhead and Slough have a service to London Paddington.

Ascot, Maidenhead and Windsor provide an extensive range of shopping/leisure amenities and sporting facilities in the area include horse riding in Windsor Great Park; polo at Smith's Lawn and the Berkshire Polo Club; horse racing at Windsor and Ascot; and golf at Sunningdale, Wentworth and The Berkshire.

Extensive schooling in the area includes Warfield CE Primary School, Whitegrove Primary School, Kings Academy in Binfield and Ranelagh School, Bracknell.

About this property

The Old Police Cottage is a delightful three-bedroom character filled property. A former police house it comes with its own cell now repurposed as a wine cellar. The elegant styling throughout has created a highly desirable house with pretty south-westerly facing garden.

The ground floor features a wonderful sitting/dining room with a painted beamed ceiling, natural wood floor, feature fireplace with wood burner and doors opening into the conservatory. The conservatory has panoramic views of the garden. The kitchen has a range of cabinets, breakfast bar, a Rayburn stove, tiled floor, exposed ceiling beam and direct garden access. The second sitting room has an impressive exposed brick fireplace with a wood burning stove. Ideal for cosy nights in. The original police cell with curved ceiling and original door is now a wine store. A bathroom completes this floor.

On the first floor there are three bedrooms. The main bedroom is charming with an open plan en suite bathroom featuring a traditional soaking tub. This room has views over the garden and built-in wardrobes. This floor has two further delightful bedrooms (one with en suite shower) and a cloakroom.

To the front of the property the extensive gravelled driveway, allows parking for several car and access to the garage with utility room. A mature hedge and well-stocked beds create an inviting entrance to the property. The garden to the rear is a delight. A curved paved terrace adjoining the house is ideal for outdoor entertaining. The garden is principally laid to lawn with mature planted borders with another decked terrace with sheltered planting.





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Gross internal area (approx) 1933 sq ft

Outbuildings 246 sq ft

Total 2179 sq ft

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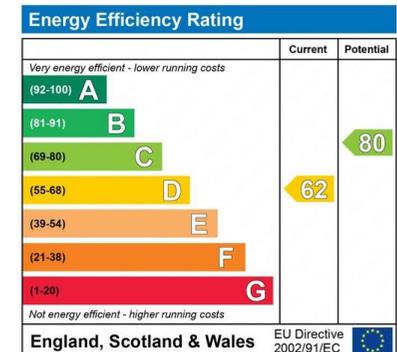
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Approximate Area = 179.6 sq m / 1933 sq ft
 Garage / Utility = 22.9 sq m / 246 sq ft
 Total = 202.5 sq m / 2179 sq ft
 Including Limited Use Area (4.9 sq m / 53 sq ft)
 For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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