



Superb house set in grounds of about 1.69 acres

**Deerswood House, Hatchet Lane, Winkfield, Windsor, Berkshire SL4 2EG**

Freehold





Reception hall • 3 reception rooms • study • kitchen/ breakfast room • 6 bedrooms (2 en suite) • 2 further bath/shower room • double garage • gardens of approx. 1.69 acres

#### Local information

Deerswood is situated in a delightful semi-rural location on the edge of the pretty village of Winkfield, adjacent to Windsor Great Park. Local shops can be found in Winkfield whilst further more extensive shopping and leisure amenities are available in Windsor, Maidenhead, Sunningdale and Ascot, all of which may be easily accessed.

Road communications are good, with the M3 (Junction 3) and the M4 (Junction 6) providing access to the M25, Heathrow Airport, Central London and The West Country. Rail services to London (Waterloo) are available from Windsor (average journey time approx. 59 minutes) and Ascot (average journey time approx. 63 minutes), and to London (Paddington) from Maidenhead and Windsor (via Slough) (journey time from 38 minutes). Schooling in the area is extensive with Lambrook in Winkfield Row, Papplewick, Licensed Victuallers, St. George's and St. Mary's in Ascot.

A wide range of sporting pursuits is available including golf at many famous courses including Wentworth, The Berkshire, Sunningdale and Swinley Forest; horse racing at Windsor and Ascot; polo at Royal County of Berkshire Polo Club and Guards Polo Club; rowing at Dorney Lake; walking and horse riding in Windsor Great Park and the surrounding countryside.

#### About this property

Deerswood is a stunning country home which offers beautifully presented and flexible accommodation. Ideally suited for both formal entertaining and family life. Set in secluded and glorious gardens of approximately 1.69 acres with stables and a tennis court. This has created a highly desirable home in a semi-rural location.

On the ground floor the kitchen/ breakfast room is of particular note. Designed to be the heart of this house. It has a comprehensive range of bespoke Woodstock cabinets and drawers, integrated appliances, Aga and large central island with breakfast seating. There is an adjoining 'walk in' pantry and a separate laundry room with additional fitted cabinets. The kitchen offers great space for informal dining and has French doors opening on to the attractive garden terrace. Adjoining the kitchen is the snug with bespoke media/display cabinets. The double aspect 25ft sitting room with feature fireplace and French doors opening on to the rear garden, is a stylish room to enjoy. There is a study with picturesque views over the garden and grounds. A dining room and cloakroom complete this floor.

On the first floor the luxurious main bedroom is of particular note with fitted wardrobes, modern en suite bathroom with twin sinks and separate shower. A



balcony with delightful views over the rear gardens is the perfect spot for morning coffee. This floor also has four further beautifully presented bedrooms (1 en-suite) and a family bathroom. On the second floor is a further spacious guest bedroom and separate shower room.

To the front of the property electronic gates open on to an expansive gravelled driveway which allows parking for several cars and access to the double garage. Well-stocked borders combine formal topiary with herbaceous planting to great effect. This has created a memorable and welcoming entrance.

To the rear of the property the full extent of the landscaped grounds and gardens can be seen. Beautifully designed to create space for entertaining, outdoor pursuits, growing home produce and enjoying this glorious space. Principally laid to lawn with mature borders that beautifully combine formal shrubs, variegated foliage and seasonal planting. The paved sun terrace adjoining the house offers a delightful outdoor entertaining space. The enclosed tennis court is located to rear of the garden and the adjacent pergola covered with pretty Wisteria is the perfect vantage point to watch matches. There is gravelled access from the side of the house to the stables and tack room. Alongside the stables is the vegetable and fruit garden.

Deerswood House has the added benefit of permission for the erection of an outbuilding and installation of outdoor swimming pool and patio area. Bracknell

Forest Council reference 20/00664/CLPUD Status Approved.

Services - Mains, electricity, gas, water and drainage.

**Tenure**  
Freehold

**Local Authority**  
Bracknell Forest Council

**Viewing**  
Strictly by appointment with Savills





**Deerswood House, Hatchet Lane, Winkfield, Windsor, Berkshire SL4 2EG**

**Gross internal area (approx)** 3903 sq ft

**Outbuildings** 823 sq ft

**Total** 4726 sq ft

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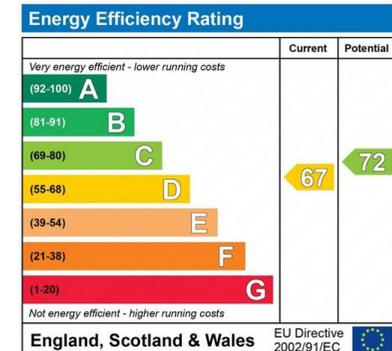
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**Deerswood House, Windsor**  
 Main House gross internal area = 3,903 sq ft / 363 sq m  
 Garage gross internal area = 319 sq ft / 30 sq m  
 Stables gross internal area = 504 sq ft / 47 sq m  
 Balcony external area = 30 sq ft / 3 sq m  
 Total gross internal area = 4,726 sq ft / 439 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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