

Wall House

Maidens Green, Winkfield, Berkshire



Wall House, Winkfield Street, Maidens Green, Winkfield, Berkshire, SL4 4SW

A very rare opportunity to acquire a 15th Century Grade II listed country house of immense character, in the pretty village of Winkfield, set within a walled garden including a heated swimming pool, an annexe and with total acreage of 2.44 acres.

Mileages *(Distances are approximate)*

Ascot – 4 miles; Windsor – 5 miles; M4 J6 – 6 miles; M3 J3 – 7 miles; M25 J12 – 10 miles; Terminal 5 at London Heathrow – 15.4 miles.

Accommodation

Reception hall, drawing room, dining room, study, kitchen, cloakroom, main bedroom with en suite bathroom, 2 further bedrooms with vaulted beamed ceilings, family bathroom, annexe: currently used as a bedroom with sitting room and bathroom (prospective buyers would need to clarify whether a 'regularisation' certificate is required before a formal bedroom status is applied).

Outside

8 Stables/outbuildings, swimming pool, Double carport, walled garden of 0.7 Acre, paddock and total acreage of 2.44 Acres.



Description

Set within mature, secluded grounds including a walled garden of 0.7 acre and one of the most picturesque properties in the area.

The property is Grade II Listed and dates back to the mid-late 15th Century and a former 'Hall house'. Subsequently it was known as The Prince of Wales Public House and then converted to a private residence with a later addition. There are many original and most interesting features, as you would expect from a property of this period, including vaulted ceilings to the bedrooms, a large inglenook fireplace, stone floors to the ground floor and a wealth of exposed wall and ceiling beams, all fastidiously maintained by the current owners of over 30 years.

In addition to the house, there is a separate annexe, converted from some of the stables, which provides delightful, ancillary accommodation overlooking the gardens.

We thoroughly recommend this property for the integrity of its period, being a true, period country house, set in private grounds and within Winkfield village.

Situation

Winkfield is a charming rural village about 7 miles to the South West of Windsor and 4.5 miles North West of Ascot. Windsor offers regular train services to both Paddington and Waterloo and Ascot has services direct to Waterloo. Shopping facilities are well catered for in the general area with a variety of supermarkets and malls. Junctions 6 and 8 of the M4 are about 7 miles away and provide good access to central London, the West Country and Heathrow which is about 14 miles away.

There are exceptional schools in the area, including St. Mary's School, Heathfield, St. George's, Eton College, Wellington College, Lambrook Prep School, Hall Grove, Papplewick, The ACS International and TASIS.



Recreational facilities across the area include horse racing at Ascot, polo at The Guards Club, various health and tennis clubs, leisure centres, cinemas, theatres and even a dry ski slope. With both the River Thames and Windsor Great Park not far away there are miles of beautiful country walks as well.

Gardens and Grounds

The gardens very much compliment this wonderful period gem, providing formal gardens which include box hedging, stone pathways, a delightful pond surrounded by rose bushes and mature flowering shrubs, a fruit orchard and all interlaced with lawned areas. There is a terraced area adjoining the house with stone retained walls and lavender bushes, as well as a swimming pool to one side ideally sited for the sun. In addition, there are numerous outbuildings and stables which includes a covered area for two cars. Within the wall, there is a wrought iron gate leading through to a well tended grass field. Potential buyers should be aware there is a public footpath across this. In all, the garden and grounds extend to 2.44 acres.

Local Authority

Bracknell Forest Borough Council.

Services

Mains Gas, Electricity, Water and Drainage.

Tenure

Freehold.

Council Tax

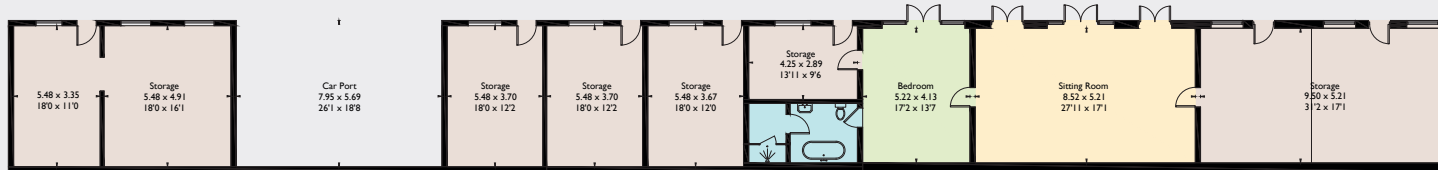
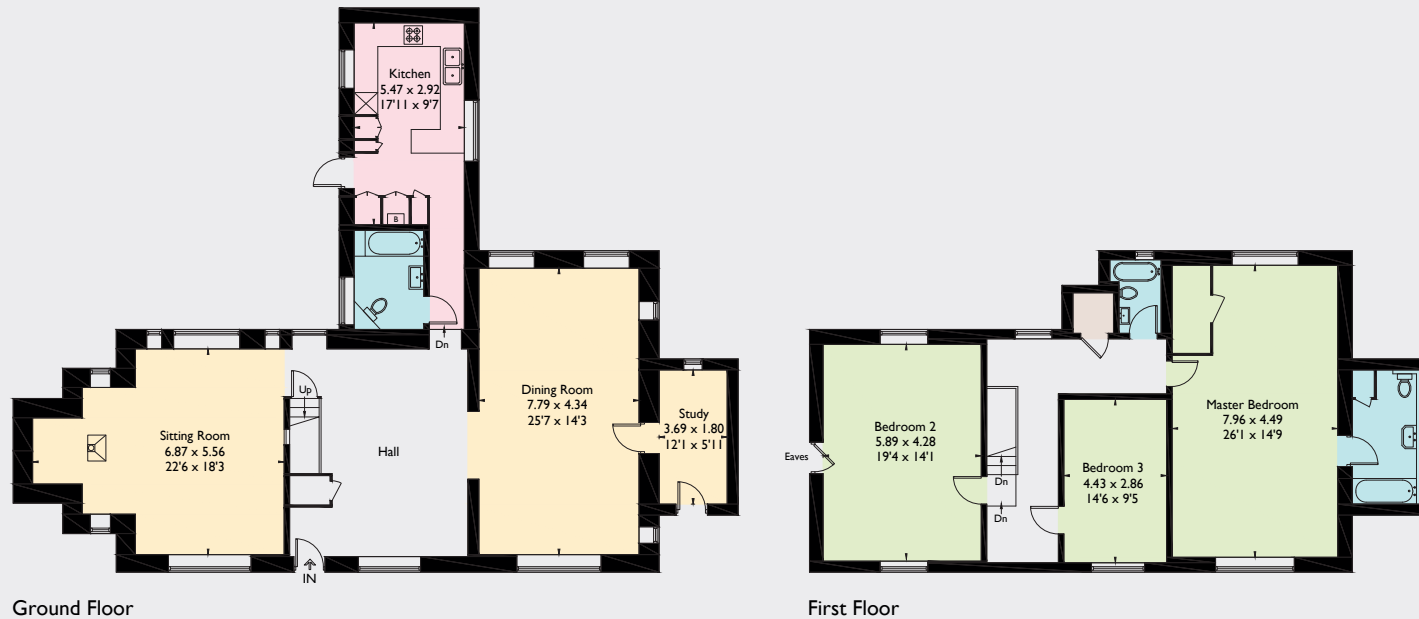
Band H – 2017/2018 £2,992.24.





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Approximate gross internal area. Main house = 2,553 sq ft / 237.2 sq m, Outbuilding = 2,705 sq ft / 251.3 sq m (excludes Carport).



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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