



Bungalow with pretty garden in a rural location

Westfield Cottage, Church Road, Winkfield, Windsor, Berkshire SL4 4SF

Freehold



Reception hall • 3 reception rooms • kitchen • 2 bedrooms • bathroom • utility room • double garage, garden of about 0.35 acres • Planning permission ref. 614081 Bracknell Forest Council

Local information

Westfield Cottage enjoys a semi-rural setting in Winkfield, just a few miles from Windsor Great Park. Surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London. Binfield and Warfield cater for day-to-day shopping requirements while Ascot and Windsor are within easy reach and provide a wide range of shopping and leisure amenities. The area is well known for boutiques, bars and public houses and boasts some of the finest restaurants.

For commuters, Ascot, Martins Heron, Bracknell and Windsor station provide rail routes to London, while Heathrow Airport is approx. 16.2 miles. Schooling in the area is extensive in both the state and private sector.

About this property

Westfield Cottage is set in a pretty large garden of about 0.35 of an acre. This bungalow is beautifully presented and offers charming single storey living set within well maintained gardens.

The accommodation features a reception hall leading to all rooms. A family room with front facing view, feature fireplace with decorative tile detail and embellished coving. The dining room has a front facing aspect and also has French doors linking it to the sitting room creating a versatile entertaining space. The sitting room has an attractive exposed brick feature fireplace, embellished coving and wonderful views over the garden.

The kitchen has a comprehensive range of country style units, contrasting granite counter tops, beamed ceiling and views over the garden. The utility room has fitted units and laundry plumbing. The pretty master bedroom has a range of fitted wardrobes, elegant décor and wonderful views over the garden. Bedroom two has front facing views and built-in wardrobes. The bathroom has a classic roll top bath with vanity sink and separate shower.

To the front of the property is a large gravelled driveway edged with well stocked borders creating an attractive and welcoming entrance. To the rear of the property the large rear garden is a delight. Seated on the extensive paved sun terrace you can relax to the sound of the water feature in the ornamental pond whilst enjoying a spot of 'al fresco' dining. A paved pathway, with covering planted pergola, leads you to the garage and potting shed at the end of the garden. The remaining garden is principally laid to lawn with feature trees. The secondary access, from St Marys Lane, provides a sweeping gravelled driveway leading to the double garage which also provide parking for several cars.

The property also comes with planning permission to for a single storey extension forming enlarged kitchen (completed) Construction of dormers at front and rear to form rooms in roof space - ref 614081- Bracknell Forest Council.





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Gross internal area (approx) 1415 sq ft

Outbuildings 549 sq ft

Total 1964 sq ft

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Approximate Area = 131.5 sq m / 1415 sq ft

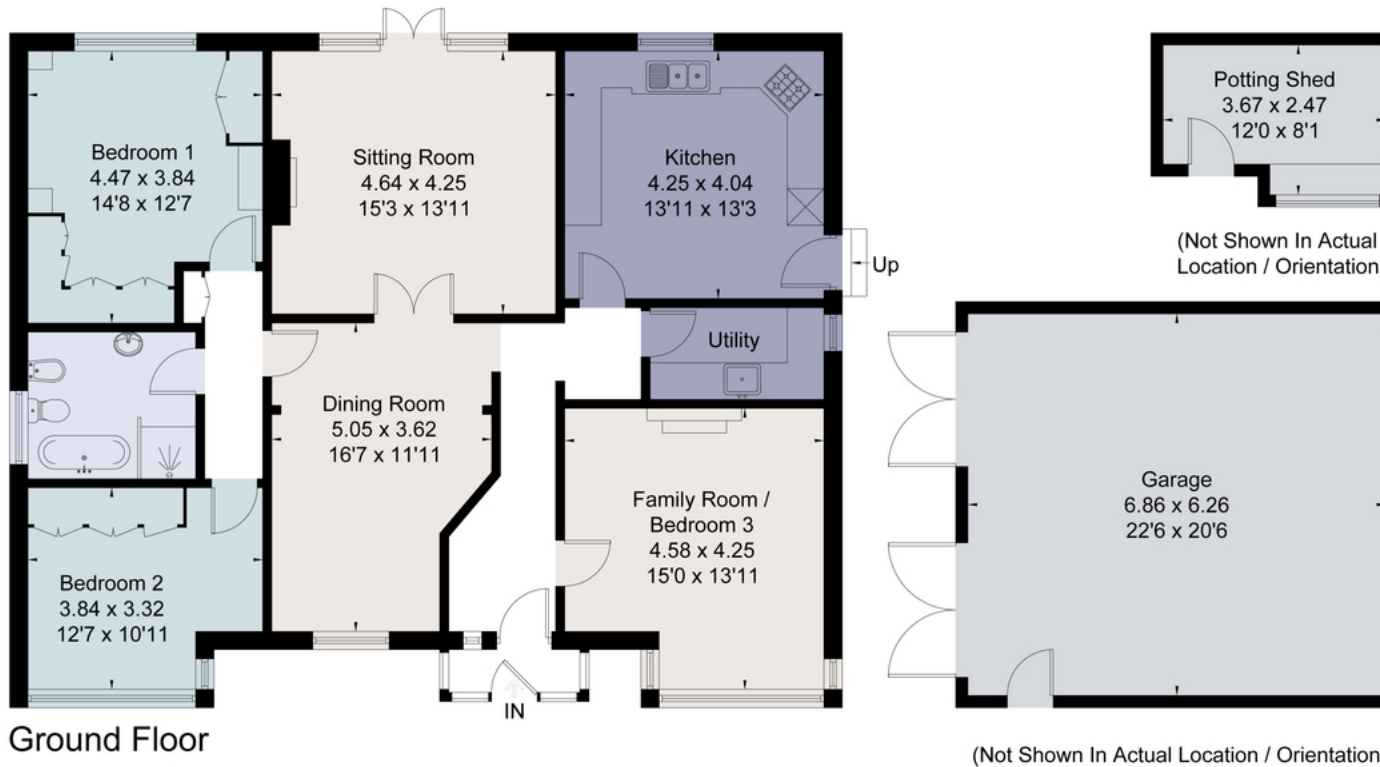
Garage = 42.9 sq m / 462 sq ft

Potting Shed = 8.1 sq m / 87 sq ft

Total = 182.5 sq m / 1964 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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