



Wonderful family property set in landscaped gardens

Summerlea, Lovel Road, Winkfield, Berkshire SL4 2EU

£1,495,000 Freehold

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Reception hall • 2 reception rooms • study • kitchen/ dining room • 5 bedrooms (2 en suite) • 2 further bathrooms • utility room & cloakroom • garage, off-street parking & garden

Local information

Summerlea is situated in a semi-rural location, to the west of Windsor Forest and Great Park. Windsor (approx. 4.6 miles) and Ascot (approx. 2.7 miles) which offer more extensive shopping and leisure facilities.

The M4 (Junction 6) is approx. 5 miles away and provides access to the Heathrow Airport, Central London, the West Country and the M25. Rail connections to London (Waterloo) are available from Ascot and Windsor and to London (Paddington) from Windsor (via Slough). The new Elizabeth line is now open connecting Maidenhead to The City.

Leisure facilities in the area include polo at The Royal County of Berkshire Polo Club and Smith's Lawn in Windsor Great Park, racing at Windsor and Ascot, golf at Sunningdale and Wentworth, flying at White Waltham, walking and riding in Windsor Great Park, rowing and boating on some stretches of the River Thames.

About this property

Summerlea is entered via wooden gates opening on to a paved drive offering parking for several cars and access to the garage. The attractive planting with variegated foliage creates a welcoming entrance.

On the ground floor the highlight is the inter connecting reception rooms. This wonderful semi-open plan space is great for family life and entertaining. The

kitchen is fitted with a comprehensive range of cabinets and drawers, integrated appliances and central island with breakfast bar seating. This is open plan to the dining room and sitting room which has a large roof lantern adding additional light and bi-fold doors opening on to the garden terrace. Ideal for indoor/outdoor entertaining. Internal French doors open into a second sitting room which has bespoke display cabinetry and a feature fireplace. Ideal for cosy nights in. A front facing study and cloakroom complete this floor.

On the first floor is the superb main bedroom suite has a dressing room with built-in wardrobes and superb en suite shower room. A really wonderful space. There are three further beautifully presented bedrooms (one en suite) and a family bathroom. On the second floor is a further spacious bedroom and modern shower room.

The rear garden is delightful. A large sun terrace adjoins the house creating a wonderful outdoor entertaining space. The beautifully maintained lawn is edged with mature shrub and trees. The variegated foliage combined with formal topiary and seasonal planting has created a wonderful garden.

Tenure

Freehold

Local Authority

Bracknell Forest Council





Summerlea, Lovel Road, Winkfield, Berkshire SL4 2EU

Gross internal area (approx) 2654 sq ft

Outbuildings 175 sq ft

Total 2829 sq ft

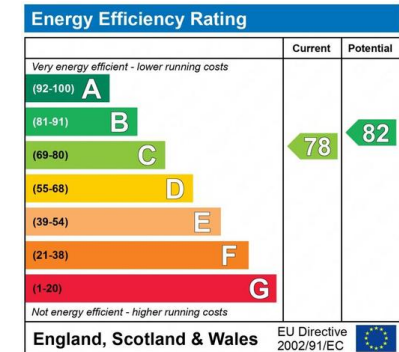
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Approximate Area = 246.6 sq m / 2654 sq ft
 Garage = 16.3 sq m / 175 sq ft
 Total = 262.9 sq m / 2829 sq ft
 Including Limited Use Area (2.9 sq m / 31 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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