



## Elegant contemporary house in a parkland setting

**Mansfield House, Winkfield Lane, Winkfield, Windsor, Berkshire SL4 4RU**

Freehold





Reception hall • 2 reception rooms • kitchen/dining/ sitting room • 5 bedrooms ( 2 en suite) • shower room • utility room • double garage • garden and communal gardens

#### Local information

Mansfield House is in a 'tucked away' position within a unique development, set within parkland, communal grounds of around 12 acres, in a semi-rural location yet conveniently placed for the local amenities of the area.

There is easy access to the motorway network via the M4 and M3, which link with Central London and the national airports. There are trains to London Waterloo from Ascot and Windsor and a service to London Paddington from Slough and Maidenhead, which will benefit from Crossrail.

The pretty towns of Ascot and Windsor are nearby and provide comprehensive recreational and shopping amenities, with the Thameside village of Bray offering exceptional fine dining. Leisure opportunities abound with golf at Wentworth, Sunningdale and The Berkshire, polo at Guards Club and the Royal County of Berkshire and racing at Ascot and Windsor. There are particularly outstanding recreational facilities at The Wentworth Club in Virginia Water and Coworth Park Health Club at Ascot.

The area is fortunate to have some of the best independent schools including Wellington College, Eton College, Lambrook, Papplewick, St George's Windsor Castle and St Mary's Ascot. For international schooling there is

TASIS Egham and ACS schools in Cobham and Egham.

Mansfield House is ideally placed for Central London, Heathrow and Gatwick Airports and the motorway and rail networks, as well as the extensive schooling, leisure and recreational amenities in the locality.

#### About this property

Mansfield house has been meticulously updated and upgraded by the current owners. This has created a fine house with elegant décor and a flowing layout which is well suited for family living and entertaining.

The stunning bespoke kitchen is truly the heart of this house. Designed with great attention to detail to accommodate all your storage needs. A range of handcrafted units which includes a larder cupboard, herb store, pan & crockery drawers, marble composite counter tops and a range of integrated appliances. The large central island has breakfast seating which is the ideal spot to admire the garden through the bi-fold doors that open on to the sun terrace. This open plan space also incorporates a sitting area with views over the garden and a dining area. The dining area has front facing views and is fitted with a bespoke Sorrells wine room. Truly every wine connoisseur's dream providing beautiful acclimatised wine storage. The ground floor also has a stylish double aspect



drawing room with contemporary gas fire and two sets of bi-fold doors opening on to the garden terrace. The well-appointed study has a range of bespoke office cabinetry, built-in desk and a window seat. This floor is completed by a cloakroom and a utility/boot room which has direct access to the front of the house as well as the kitchen. It is equipped with a range of cabinets, coat & boot storage and laundry plumbing.

On the first floor the elegant principal bedroom has glorious double aspect views over the garden, a fully fitted dressing room and luxurious en suite with freestanding contemporary soaking tub and separate double shower. There are a further three double bedrooms which are beautifully presented with built-in wardrobes and one with an en suite shower room. A further single bedroom and modern a family bathroom complete this floor.

To the front of the property is the double garage which an adjacent gravelled driveway leading to the front of the property and providing additional parking. The well-stocked beds at the front of the house create a welcoming entrance.

To the rear of the property the garden is delightful with a Victorian brick wall and mature hedges providing privacy. Principally laid to lawn with well-stocked borders providing colour and interest. The large paved sun terrace adjoining the house is the ideal space for outdoor entertaining and enjoying the view. To the side of the house is a sheltered formal garden with privet edged planted beds with a

unique central water feature. The terrace leads to the access gate from here you can on to explore about 12 acres of maintained parkland with ponds and pathways.

**Tenure**

Freehold

**Local Authority**

Bracknell Forest Council

**Viewing**

Strictly by appointment with Savills





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**Gross internal area (approx)** 3078 sq ft

**Outbuildings** 379 sq ft

**Total** 3457 sq ft

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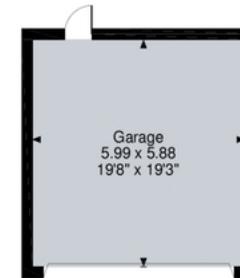
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**Ground Floor**



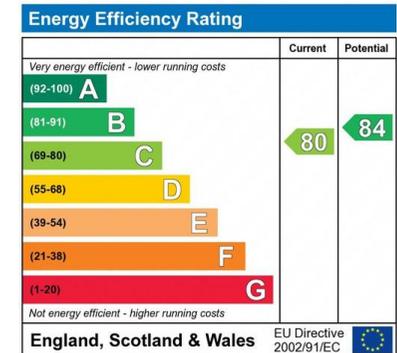
**First Floor**



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