



Property with re-development approval for two houses

Blackthorn Cottage, Chawridge Lane, Winkfield, Berkshire SL4 4QR

Freehold



CGI image of approved plans



5 Bedroom house of 1768 Sq ft • 1 bedroom annexe of 321 Sq ft • barn of 1156 sq/ft • planning permission to demolish current building and re-build 2 houses • application number 21/00218/FUL

Local information

Blackthorn Cottage enjoys a 'tucked away' rural location yet is within reach of good transport links and an excellent range of shopping and leisure amenities in the towns of Ascot and Windsor.

Recreational facilities in the region include golf at Sunningdale, Wentworth, Swinley Forest, Royal Berkshire and Mill Ride. Access to local bridle paths and footpaths.

Heathrow Airport (14.7 miles) is within reach. Ascot (4.7 miles) & Bracknell (4 miles) Stations provide a regular service to London Waterloo. Rail travel is convenient with Windsor's two stations, Windsor and Eton Central services to London Paddington (from 38 minutes) (via Slough) and Windsor and Eton Riverside services to London Waterloo (from 56 minutes). Maidenhead train station provides a regular service to London Paddington and will benefit from the forthcoming Crossrail connection to Central London and its financial district. The M25 is giving access to London and the national motorway network.

The area is renowned for its extensive educational opportunities with schooling including Lambrook, Papplewick, Bishopsgate School, St John's Beaumont, Eton College, St George's School in Windsor, St Mary's Ascot, Heathfield, The ACS and TASIS International

Schools, Harrow School, Wellington College and Wycombe Abbey for Girls.

Please note all distances and timings are approximate.

About this property

Situated on an extremely desirable private road and with picturesque views over the surrounding open countryside this is a unique opportunity to build your own dream home. There is currently approved planning permission to develop this site by building two replacement dwellings after removal of the existing property. Bracknell Forest Council Online Planning Register 21/00218/ FUL

Set in the sought after green belt area of Maidens Green. Close to two local pubs The Winning Post (approx.0.2 miles) and The White Hart (approx. 1 mile). Nearby is a pretty church with surrounding fields with footpaths offering country walks.

The current buildings consists of a five bedroom house, one bedroom annexe and large barn.

The proposed plans are for a four bedroom house of 2380 Sq ft (excluding garage) and a two bedroom cottage of 1092 Sq ft.

All plans are for illustration purposes only - Not to scale.

Tenure

Freehold





Plot 2



Plot 1





Blackthorn Cottage, Chawridge Lane, Winkfield, Berkshire SL4 4QR

Gross internal area (approx) 1768 sq ft

Outbuildings 1477 sq/ft

Total 3245 sq/ft

John Henson
Savills Windsor
 01753 834 600
 windsor@savills.com



savills

savills.co.uk

Blackthorn Cottage, Chawridge Lane Winkfield, Windsor

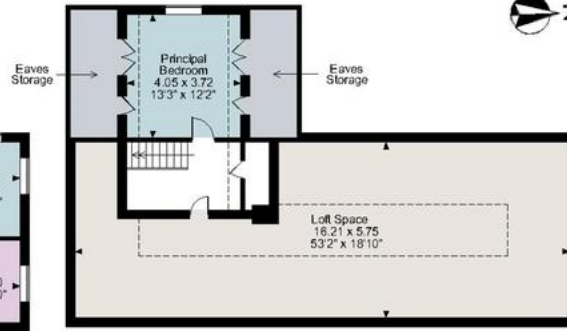
Main House gross internal area = 1,768 sq ft / 164 sq m

Barns gross internal area = 1,156 sq ft / 107 sq m

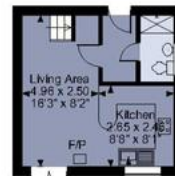
Annexe gross internal area = 321 sq ft / 30 sq m



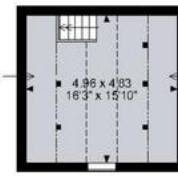
Ground Floor



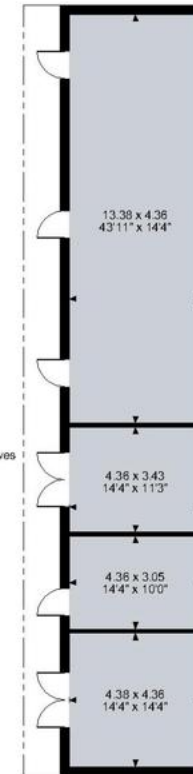
First Floor



Annexe Ground Floor



Annexe First Floor



Barns

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dij/8492160/DGO

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		89
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22023020 Job ID: 157146 User initials: JF

