



2 Bingham Cottages  
Bowyers Lane, Moss End, Warfield, Berkshire

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BNP PARIBAS GROUP



## 2 Bingham Cottages Bowyers Lane Moss End, Warfield Berkshire RG42 6EN

An appealing detached family home with an attractive garden, in a peaceful village setting

M4 (Jct 8) 5.4 miles, M3 (Jct 3) 7.8 miles,  
Bracknell mainline station 2.8 miles (1 hour to  
London Waterloo), Binfield 2.5 miles, Ascot 5.5  
miles, Heathrow Airport Terminal 5 18.0 miles,  
Central London 30 miles

Reception hall | Sitting room | Conservatory  
Kitchen | Utility room | Cloakroom | Principal  
bedroom with en suite shower room | 3 Further  
bedrooms | Family bathroom | Garage | Gardens  
EPC rating D

### The property

A very well-presented family home featuring handsome details including exposed timber beams and brick-built fireplaces, alongside modern additions including the stunning conservatory overlooking the rear garden.

The well-proportioned sitting room at the front is an ideal space in which to relax, with its attractive décor including recessed LED lighting and a fireplace fitted with a logburner. The well-equipped kitchen adjoins the conservatory in a light and airy open-plan layout which is perfect for entertaining. It has fitted storage units to base and wall level, a breakfast bar and integrated appliances, while the 24ft conservatory extends across the back of the house with panoramic windows and French doors opening onto the rear garden, offering space for both a seating area and a family dining table. A utility room and cloakroom complete the arrangement on the ground floor.

Upstairs there are four comfortable double bedrooms including the principal bedroom with an en suite shower room and built-in wardrobes, and a family bathroom.

### Outside

At the front of the property, the driveway provides parking space for up to two vehicles, as well as access to the integrated garage for further parking or storage space. The front garden has a small area of lawn with raised border beds, while at the rear there are two patio areas and a timber deck on which to relax, as well as a level lawn with borders of established hedgerows and mature trees, providing a sense of privacy from neighbouring properties. The rear garden extends to approximately 100ft, with views over open fields beyond.

### Location

The property is in the small hamlet of Moss End, with a handful of other residential properties, surrounded by rolling countryside, within the sought-after Berkshire village of Warfield. There is a family pub just moments from the property, and Warfield has two pubs, whilst there are everyday amenities, including local shops, a post office and other facilities in nearby Binfield. The popular towns of Ascot and Windsor are close-at-hand, while there is an excellent choice of leisure facilities in the area, including golf at Bird Hills Golf Centre.

Local transport connections include the M4 within six miles, while mainline rail is available from Bracknell, Ascot and Maidenhead. The area is also renowned for its excellent schools, in both the independent and state sectors.

There are superb leisure facilities in the region with golf at the world-famous Wentworth and Sunningdale Golf Clubs, horse racing at Ascot and Windsor, riding along the excellent local bridleways and in Windsor Great Park.

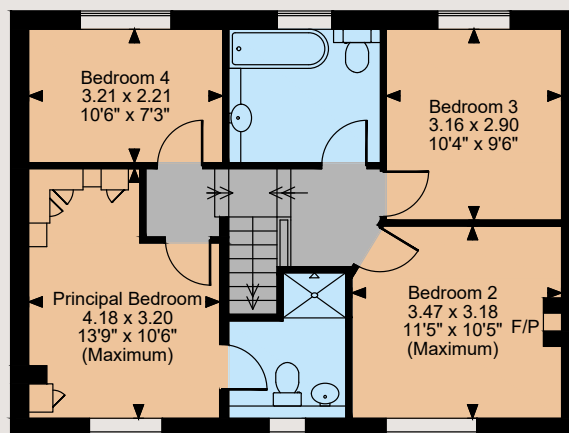
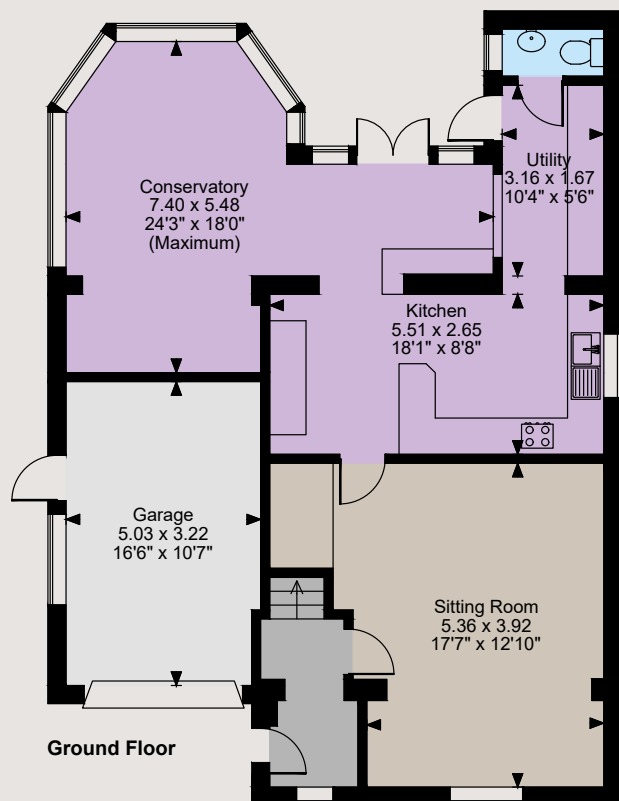








Floorplans  
House internal area 1,461 sq ft (136 sq m)  
Garage internal area 172 sq ft (16 sq m)  
Total internal area 1,633 sq ft (152 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

With Strutt & Parker's Ascot office on your left, head along the High Street and at the mini roundabout, turn left onto Winkfield Road (A330). At the dual roundabouts, take the second exit at the first roundabout, followed immediately by the first exit at the next roundabout, to stay on Winkfield Road. After half a mile, turn left into Forest Road (B3034) and continue straight ahead for 4 miles, turning right into Bowyers Lane opposite the Shepherd's House pub. The property will be found on the left hand side.

## General

**Local Authority:** Bracknell Forest Council - Tel. 01344 424642

**Services:** Mains electricity, gas and water. Private drainage. Gas central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £865,000

## Ascot

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