



Magnolias  
Church Road, Winkfield, Berkshire

For the finer things in property.





# Magnolias

## Church Road

### Winkfield

#### Berkshire SL4 4SE

A beautifully appointed contemporary home offering light-filled, flexible accommodation and a beautifully landscaped south-facing garden

M4 (Jct 8/9) 6.4 miles, M3 (Jct 3) 6.8 miles, M25 (Jct 13) 10.4 miles, Ascot station 3.7 miles (London Waterloo 56 minutes), Ascot High Street 3.9 miles, Windsor town centre 5.4 miles, Heathrow Airport (Terminal 5) 13.8 miles, Central London 29 miles

Reception hall | Sitting room | Family room  
Kitchen/breakfast room | Utility room  
Cloakroom

Principal bedroom with en suite shower room and walk-in wardrobe | 3 Further bedrooms, all en suite | Bedroom 5/study with en suite shower room

Garage | Gated off-road parking for 7 cars | EV charger | Detached gym/home office | Shed  
South-facing garden | EPC rating C

### The property

Magnolias is a stylish family home that provides light and spacious living space with impressive, bespoke architectural features and is testament to the owners' obvious design flair.

The heart of the home is the kitchen/breakfast room with its bi-fold doors opening onto the rear garden. It features a range of handsome units, a central island, integrated appliances, a Stoves range-style cooker, and built-in banquette seating for use with a dining table.

Double doors connect to the L-shaped sitting room with its fireplace its contemporary inset log-burner, part-vaulted ceiling and sliding glass doors opening onto the garden.

There are three en suite double bedrooms on the ground level, including the principal bedroom which also has a walk-in wardrobe and French doors opening onto the rear patio. There is also a fifth bedroom with an en suite shower room that is currently being utilised as a study. This room, combined with the utility room, could be used as a self-contained annexe.

Upstairs, there is a comfortable family room offering further space in which to relax, as well as a further, generously proportioned bedroom, with eaves storage and an en suite shower room; both rooms enjoy wonderful views over open countryside to the rear.

### Outside

At the front of the house, security gates open onto the gravelled driveway, providing plenty of parking space and access to the garage.

The delightful rear garden is undoubtedly a fine feature of the property and incorporates a patio area that spans the rear of the house and takes full advantage of the southerly aspect, ideal for al fresco dining. The pristine lawn is edged with colourful flower borders and a variety of mature shrubs and hedging.

Towards the rear of the garden there is a sunken hot-tub shaded by a timber pergola in one corner, whilst the opposite corner is host to a garden home office or gym, with good boarded storage above, and an adjoining shed for additional storage.







## Location

The property is located on the fringe of the popular village of Winkfield. This semi-rural location combines the advantage of country living with the convenience of excellent transport links and easy access to London, the motorway network and Heathrow Airport. Shops catering for day-to-day needs are available in Winkfield and Ascot, whilst the town of Windsor offers more extensive amenities. The local area benefits from a number of superb restaurants and pubs, including the local White Hart (a stone's throw from the property) and The Winning Post, within half a mile.

Leisure facilities are plentiful and of excellent quality in the surrounding area, with Windsor Great Park within easy reach, and the renowned Wentworth and Sunningdale golf clubs close at hand. For the equestrian enthusiast, racing may be enjoyed at Ascot and Windsor, and polo at Ascot Park, and Guards and Royal County of Berkshire Polo Clubs.

Schooling in the area is well provided for and includes St. Mary's School, Heathfield, St. George's and LVS in Ascot, Lambrook in Winkfield Row, and the Ofsted outstanding-rated Charters School, in Sunningdale.

## Directions

With Strutt & Parker's Ascot office on your left, head along the High Street and at the roundabout, turn left onto Winkfield Road. At the dual roundabouts, proceed straight over both to stay on Winkfield Road and then after a mile, turn left onto Lovel Road. Continue to the end of the road and turn left onto the A330. After 0.8 miles, you will find the property on the left.









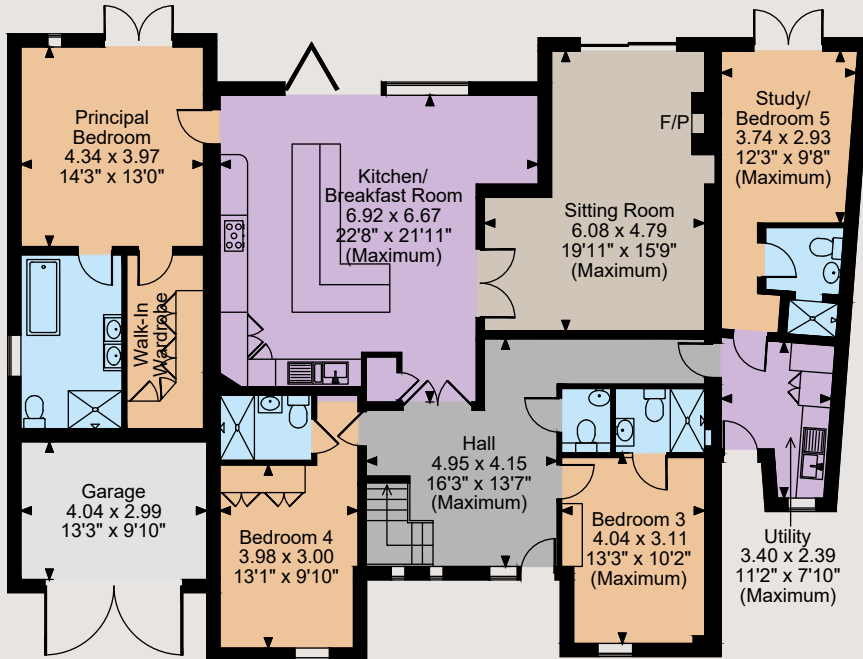
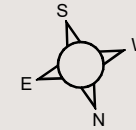




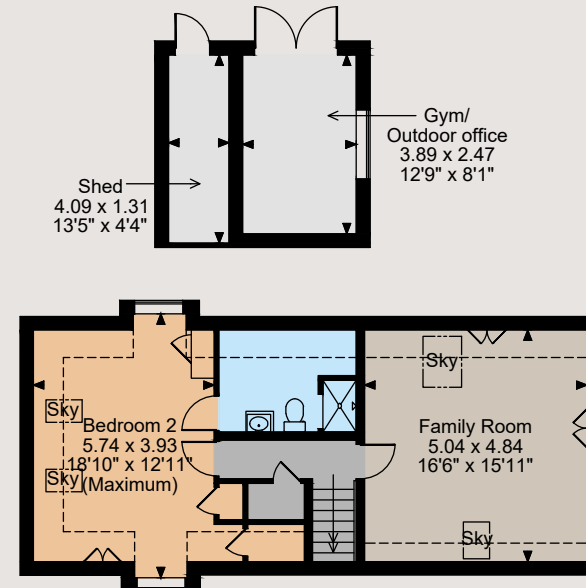




Floorplans  
 House internal area 2,488 sq ft (231 sq m)  
 Garage internal area 130 sq ft (12 sq m)  
 Outbuilding internal area 174 sq ft (16 sq m)  
 Total internal area 2,792 sq ft (259 sq m)  
 For identification purposes only.



**Ground Floor**



**First Floor**

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

□ □ □ □ Denotes restricted head height

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**General**

**Local Authority:** Bracknell Forest Council – Tel. 01344 352000  
**Services:** Mains electricity, gas, water and drainage  
**Council Tax:** Band G  
**Fixtures and Fittings:** To be confirmed  
**Tenure:** Freehold  
**Guide Price:** £1,575,000

**Ascot**

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