



# Beaufort House

12 Orchard Lea, Drift Road, Winkfield, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A superb property forming part of a beautifully restored 19th century manor house, set within 4 acres

Set within a prestigious gated development opposite Windsor Forest, this exceptional interior-designed property boasts a fusion of period features and contemporary finishes, and benefits from under-floor heating and air-conditioning throughout



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**SOUTH-EASTERLY GARDEN**



**FREEHOLD**



**SEMI-RURAL/VILLAGE**



**3,220 SQ FT**



**OIEO  
£1,695,000**



### The property

Sitting within 4 acres, the property exudes a high level of architectural appeal and the sense of arrival is impressive, via a sweeping driveway that arrives at a turning circle to the front of Beaufort House.

The house offers 3,220 sq ft of light-filled, flexible accommodation arranged over three floors, with high ceilings, detailed cornicing and skirtings, and tasteful decor throughout. On the ground floor, the living space flows from a welcoming reception hall with an oak staircase, and attractive parquet flooring that extends through to the sitting room, and cloakroom.

The elegant sitting room, featuring a modern fireplace and built-in cabinetry, enjoys direct access to the rear patio via French doors. The hub of the home is the impressive kitchen/breakfast room, fitted with a range of shaker-style units, quartz worktops, and a large island with an integral breakfast bar; this room is light and airy due to its triple aspect and French doors out to the garden.

Adjoining the kitchen is a utility room, and located off the reception hall is a generously proportioned study with a bay window.

The first floor accommodation is reached from a galleried landing and is arranged to provide a sumptuous principal suite comprising a bedroom, an en-suite dressing room and luxurious bathroom, along with a second bedroom with an en suite bathroom. The upper level is host to three further bedrooms, one with an en suite shower room, and a family bathroom.

### Outside

In addition to the four acres of communal gardens, the house also has a private lawned garden with a patio area that takes full advantage of the south-easterly aspect. A paved pathway runs the full length of the garden to a pedestrian gate providing rear access. There is a double garage with power, two allocated parking spaces, and also visitors' parking.



## Location

The property is set within a private gated development in a delightful semi-rural location opposite Windsor Forest, yet is well placed for the motorway network, Heathrow Airport and local shopping facilities. It is located almost equidistant to both Ascot and Windsor, which offer an excellent selection of shopping, leisure, and cultural amenities.

Communication connections are excellent with the M3, M4 and M25 motorways within easy reach and linking to major road networks; regular train services to London are available from Ascot and Windsor. Rail services to London Paddington are also available from Maidenhead and Taplow, both of which benefit from the Elizabeth Line.

Sporting and recreational facilities in the area are excellent and include polo at Guards & Royal County of Berkshire Polo Clubs, golf at the prestigious Wentworth, Sunningdale, The Berkshire and Swinley Forest golf clubs, horse-racing at Ascot and Windsor, walking, cycling and riding in the magnificent Windsor

Great Park, and rowing at Maidenhead Rowing Club and Dorney Lake.

Schooling is also well catered for, with a superb selection of schools in both the state and independent sectors.



## Distances

- M4 (Jct 6) 5.2 miles
- M3 (Jct 3) 8.8 miles
- M25 (Jct 13) 9.7 miles
- Windsor 4 miles
- Ascot 4.7 miles
- Heathrow Airport (T5) 13 miles
- Central London 28 miles

## Nearby Stations

- Windsor & Eton Central Station (London Paddington 29 minutes)
- Windsor & Eton Riverside Station (London Waterloo 58 minutes)
- Ascot Station (London Waterloo 54 minutes)
- Maidenhead Station (London Paddington 30 minutes)

## Key Locations

- Ascot Racecourse
- Windsor Racecourse
- Windsor Great Park
- Windsor Castle
- Savill Garden
- Legoland
- Runnymede

## Nearby Schools

- Lambrook, Winkfield Row
- Windsor Boys' School
- Windsor Girls' School
- LVS, Ascot
- St. George's, Ascot
- St. Mary's, Ascot
- Papplewick, Ascot
- ACS International School, Egham
- The American International School, Thorpe
- Eton College







### Floorplans

House internal area 3,220 sq ft (299.1 sq m)  
 Garage internal area 395 sq m (37 sq m)  
 Total internal area 3,615 sq m (336 sq m)  
 For identification purposes only.

### Directions

SL4 4RP

what3words: ///thus.hang.create

### General

Local Authority: Bracknell Forest Council – Tel. 01344 352000

Services: Mains electricity, gas, water and drainage

Service Charge: TBC

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

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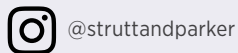
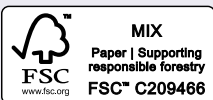
### Ascot

37 High Street, Ascot, Berkshire SL5 7HG

**01344 636960**

ascot@struttandparker.com

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