



MAGNOLIA  
HOUSE

Magnolia House  
Gibbins Lane, Warfield, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A 6-bedroom family home with 1.3 acres, in a private lane setting

Set within about 1.3 acres and approached via a private lane, a country home with a unique and stylish interior, and a triple garage with a studio above



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**GARDENS**



**1.3 ACRES**



**FREEHOLD**



**VILLAGE LOCATION**



**4,898 SQ FT**



**ASKING PRICE  
£2,295,000**



### The property

Set well back from the lane behind electrically operated timber gates that open onto a carriage driveway, Magnolia House offers beautifully appointed and flexible living space over two floors. The accommodation flows from the striking reception hall and includes an impressive open-plan sitting/dining/family room with wonderful views over the grounds due to its triple aspect, the drawing room with a feature fireplace, and a study. The sleek, contemporary kitchen/breakfast room boasts a wall of bi-folding doors opening out to the sun terrace and also connects with the sitting/dining/family room, thereby providing superb entertaining space. Alongside the kitchen is a utility room with its own outside access. Also located on the ground floor is the principal bedroom with double doors opening out to the gardens, an en suite dressing room and a luxurious bathroom. There are also three further bedrooms, and a family bathroom on this level. Upstairs, and arranged around a galleried landing, are two further bedrooms, both en suite and one with access to a spacious dressing/storage room.

### Outside

The property is set within extensive parkland-style gardens that back onto paddocks with countryside beyond, whilst a paved sun terrace provides excellent outdoor dining and relaxation space and may be reached from the kitchen/breakfast room and sitting/dining/family room.

There is a triple garage with a studio and separate room above that would benefit from some attention and could be utilised as guest/annexe accommodation, subject to planning permission.





## Location

Magnolia House enjoys a rural setting within the parish of Warfield and is well placed for transport networks and local amenities. There are regular train services to London Waterloo from Ascot, Martins Heron and Bracknell stations; London Paddington is accessible from Maidenhead Station (Elizabeth Line)

The towns of Ascot, Maidenhead, Windsor and Bracknell (Lexicon Shopping Centre) offer an excellent range of shopping and leisure amenities and there are well-regarded restaurants and gastropubs in the area.

Sporting facilities in the area are excellent and include golf at prestigious Wentworth, Sunningdale, Swinley Forest and The Berkshire golf clubs, horse racing at Ascot and Windsor, and polo at Smith's Lawn and the Royal Berkshire. The picturesque local countryside boasts excellent walks and horse riding.



## Distances

- M3 (Jct 3) 7 miles
- M4 (Jct 10) 6.4 miles
- M25 (Jct 13) 12 miles
- Windsor 7.9 miles
- Heathrow (T5) 15.5 miles
- Central London 34miles

## Nearby Stations

- Ascot
- Bracknell
- Maidenhead

## Key Locations

- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Virginia Water Lake
- Legoland

## Nearby Schools

- Lambrook
- Papplewick
- Heathfield
- St. George's
- St. Mary's
- Wellington College
- Eton College
- TASIIS
- ACS International School





For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Floorplans

House internal area 3,948 sq ft (366.78 sq m)  
 Studio internal area 380 sq ft (35.30 sq m)  
 Garages internal area 570 sq ft (52.95 sq m)  
 Total internal area 4,898 sq ft (455.03)  
 (excluding restricted height area and void)  
 For identification purposes only.

### Directions

RG42 6AP

what3words ///groups.useful.logic

### General

Local Authority: Bracknell Forest Borough Council -  
 Tel: 01344 352000

Services: Mains electricity, gas, and water. Private drainage - Klargester BAX Bio Disc treatment plant.

Council Tax: Band H

EPC Rating: C

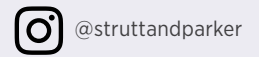
### Ascot

37 High Street, Ascot, Berkshire SL5 7HG

**01344 636960**

ascot@struttandparker.com  
 struttandparker.com

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

