



# 3 The Old Creamery

Lovel Road, Winkfield, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A modern, detached single storey home backing onto, and overlooking, open fields

With a backdrop of farmland, the property offers light and airy accommodation on ground level and is situated within easy reach of both Ascot and Windsor



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**SOUTH-FACING GARDEN**



**FREEHOLD**



**VILLAGE**



**1,416 SQ FT**



**GUIDE PRICE  
£795,000**



### The property

Built by Christopher Wren Developments in 2016, a spacious lateral home with light-filled accommodation and stylish, neutral decor. The property enjoys wonderful views over fields to the rear, particularly enjoyable from the conservatory and kitchen/breakfast room; these two rooms link with the sitting room thereby creating excellent living and entertaining space. The sleek kitchen is fitted with a range of contemporary units, Corian worksurfaces, a waterfall breakfast bar, and integral appliances, and has direct access to the south-facing patio and garden from the breakfast area via double doors.

There are three well-proportioned bedrooms including the principal bedroom with a bay window and en suite shower room. Bedrooms 2 and 3 have fitted wardrobe cupboards, and there is a modern family bathroom.

### Outside

The property is approached via a shared driveway that leads to a block-paved driveway to the front of the garage, with additional space for parking. A paved

pathway flanked by areas of lawn lead to the house entrance.

To the rear, the garden is laid to lawn interspersed with specimen trees and a 'post and rail' fence ensures that the wonderful view over fields is largely uninterrupted. An extensive paved patio spans the rear of the house to take full advantage of the southerly aspect, and extends around to the side.

N.B. There is a visitors' car park area for nos. 1, 2 and 3.



## Location

The property is situated on the fringes of the picturesque village of Winkfield, with wonderful walking, cycling and riding opportunities on the doorstep. Nearby, are the popular White Hart public house and the 18th century Winning Post gastropub, and both Ascot and Windsor are within easy reach providing a comprehensive selection of shopping, leisure and cultural amenities.

Sporting and recreational facilities include polo at Guards & Royal County of Berkshire Polo Clubs; golf at Wentworth, Sunningdale, The Berkshire and Swinley Forest; horse-racing at Ascot and Windsor; and walking and riding may be enjoyed in the magnificent Windsor Great Park. There are also excellent schools in the area, in both the state and independent sectors.

Communication links are excellent with the M4, M3 and M25 motorways within reach, and train services to London from Ascot, Windsor and Maidenhead (Elizabeth Line).



## Distances

- Ascot 2.6 miles
- Sunningdale 4.7 miles
- Windsor 5 miles
- Heathrow Airport (T5) 12.5 miles
- Central London 28 miles

## Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Windsor & Eton Central
- Windsor & Eton Riverside
- Maidenhead

## Key Locations

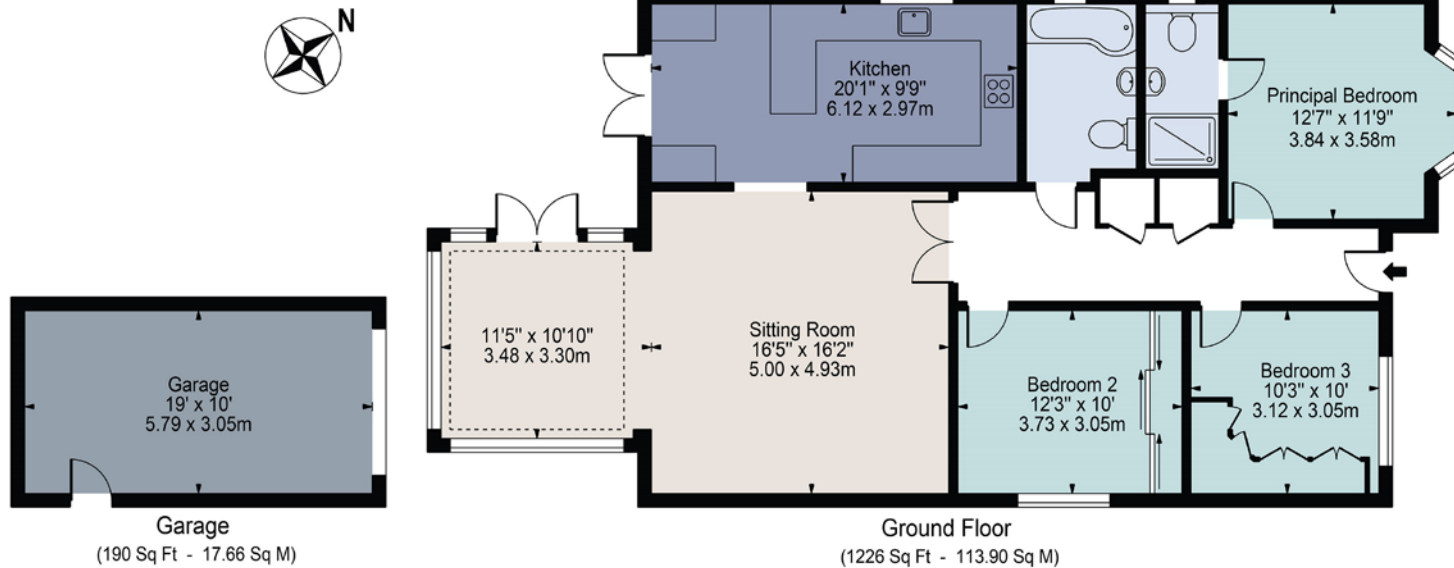
- The Royal County Of Berkshire Polo Club
- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse

- The Savill Garden
- Virginia Water Lake
- LEGOLAND Windsor Resort

## Nearby Schools

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





For Illustration Purposes Only - Not To Scale

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### Floorplans

House internal area 1,416 sq ft (131.55 sq m)  
Garage internal area 190 sq ft (17.66 sq m)  
For identification purposes only.

### Directions

Post Code: SL4 2ES

what3words: ///finishing.wasp.blues - brings you to the shared driveway

### General

Local Authority: Bracknell Forest Council - Tel. 01344 352000

Services: Mains electricity, water and drainage

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

Council Tax: Band F

EPC Rating: B

### Ascot

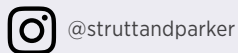
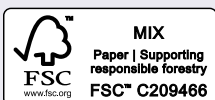
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