



Lime Wood
Moat Farm Close, Winkfield, Berkshire

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**STRUTT
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Lime Wood Moat Farm Close Winkfield SL4 4SU

Set within a sought-after village, a handsome, contemporary home with views over the communal paddock

M4 (Holyport Interchange) 6.4 miles, Ascot Station 4.7 miles (London Waterloo 57 minutes), Maidenhead Station 6.9 miles (London Paddington 26 minutes), Windsor 5.8 miles, Heathrow Airport (T5) 14.8 miles, Central London 30 miles

Reception hall | Lounge | Family room/TV room
Study | Kitchen/dining room | Utility room
Cloakroom | Master bedroom with roof terrace and en suite | Bedroom 2 with dressing room & en-suite | 2 Guest bedrooms (1 with en-suite) & 1 further bedroom/dressing room | Family bathroom | Double garage | Gardens
Outbuilding | EPC: B

The property

Offering almost 2900 sq. ft of light and airy modernity, Lime Wood provides a versatile and appealing living environment ideally suited to 21st century lifestyles, with accommodation arranged over three floors and benefitting from a state of the art Bang & Olufsen multi room audio system, along with the latest wi-fi controlled Daikin air conditioning, which has been installed in all of the principal rooms.

The smart presentation and open ambience are immediately apparent on entering the bright reception hall which also provides glimpses to the galleried landings above. Ground floor reception rooms are currently configured to offer a lounge with doors opening out to the garden terrace; a flexible-use Media/TV family room, and a study, ideal for those seeking to work from home.

A convivial hub is provided by the impressive, light-filled kitchen and dining room which is fitted with top of the range Miele appliances, an extensive range of oak cabinets, stone work surfaces, a Belfast sink and an island unit with breakfast bar counter for informal dining. French doors offer a connection to the patio setting, extending the inside to the outside, and the L-shaped layout enables the perfect dining zone to host family and friends. The ground floor further comprises a utility room and cloakroom.

On the first floor, the roomy landing gives access to three bedrooms, a family bathroom, and a dressing room/bedroom 5. The principal bedroom provides a luxurious retreat, with a stunning en suite bathroom and access to a secluded terrace. The second level creates a spacious refuge at the top of the house with a large secondary bedroom, dressing area and en-suite shower room. This area is presently used as a fitness room with en-suite shower & study.

Outside

The lawned rear garden at Lime Wood is neat and beautifully-maintained, with a sense of seclusion provided by evergreen hedging to boundaries, and a large paved terrace offers opportunities for outdoor dining, entertaining and relaxation. A timber outbuilding provides versatility and/or storage of garden equipment. To the front, timber gates open onto an expanse of gravelled driveway which provides parking for 4 vehicles and access to a double garage.

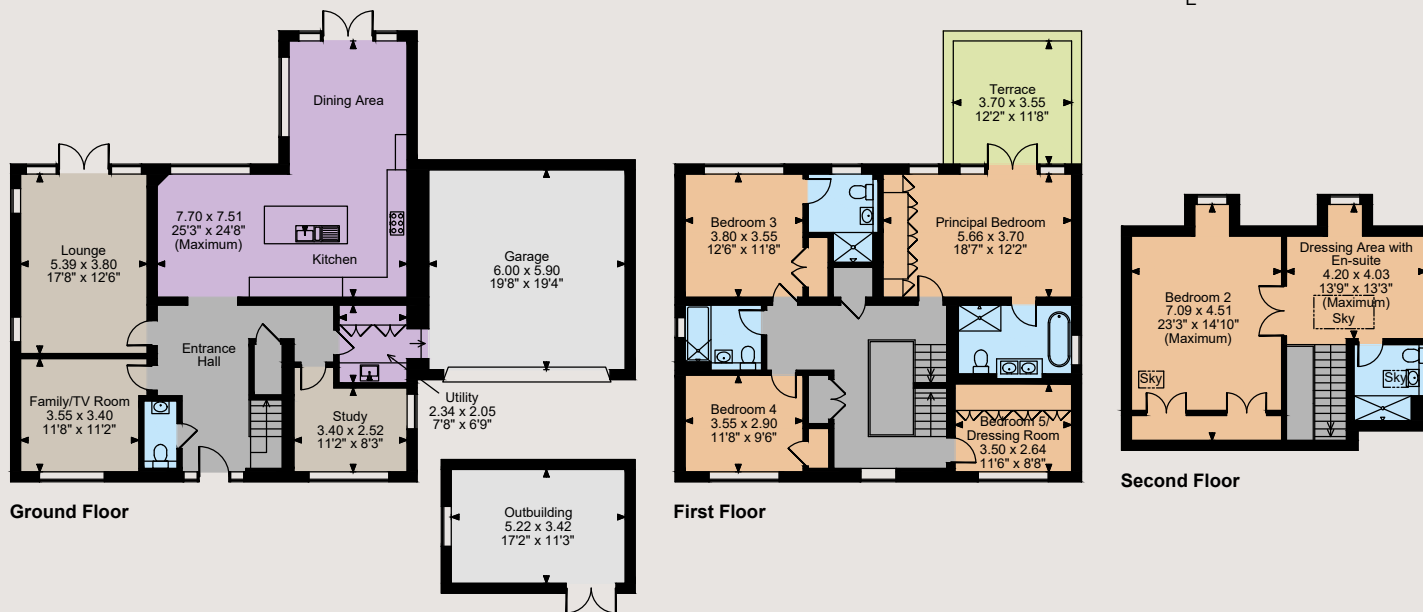
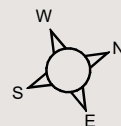
Location

Moat Farm Close is situated in the pretty hamlet of Maidens Green, close to Windsor Forest and Windsor Great Park, with wonderful walking, cycling and riding opportunities on the doorstep, and dining at the Winning Post, an extremely popular gastropub. Of notable interest, and within striking distance of the property, are Fernygrove Farm Shop, selling local produce and serving coffee and breakfast; Stirrups Hotel offering food and hospitality, Oaktree Garden Centre which also incorporates JL Butchers; a Tesco store (just two miles away).





Floorplans
 House internal area 2,890 sq ft (268 sq m)
 Garage internal area 381 sq ft (35 sq m)
 Outbuilding internal area 192 sq ft (18 sq m)
 Balcony external area = 141 sq ft (13 sq m)
 Total internal area 3,463 sq ft (322 sq m)
 For identification purposes only.



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

Communication links are excellent with the M4 and M3 motorways within easy reach, linking to major road networks, and train services to London from both Ascot and Windsor. The fast Elizabeth Line is available to Paddington from nearby Maidenhead Station.

Leisure facilities include polo at Guards, Royal County of Berkshire and Coworth Park polo clubs, golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire golf clubs, and horse racing at Ascot and Windsor. The area is also fortunate to have some excellent schools, both in the state and private sectors, with Lambrook School 1.1 miles away.

Directions

what3words: ///tribes.filed.occurs - (This will take you to the Moat Farm Close entrance)

General

Local Authority: Bracknell Forest Council

Services: Mains electricity, gas, water and drainage.

Broadband: Fibre to the property.

Mobile Coverage: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.

Council Tax: Band G **Tenure:** Freehold

Guide Price: £2,250,000

Ascot

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