



**Bay Tree House**  
North Street, Winkfield, Berkshire

## A detached, modern family home with open views in a desirable Berkshire village

With a backdrop of paddocks and farmland, Bay Tree House offer light, airy and versatile accommodation with a living environment perfectly suited to 21st century family lifestyles. Situated within easy reach of both Ascot and Windsor, the location is well-served by communications links and a wealth of amenities.



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**DRIVEWAY PARKING**



**SOUTH-FACING GARDEN**



**FREEHOLD**



**VILLAGE**



**1,049 SQ FT**



**GUIDE PRICE  
£695,000**



### The property

A classic, mid-century village home with light-filled accommodation arranged over two floors and an enhanced interior layout which provides versatility and potential to utilise as suits individual requirements.

The reception hall leads through to a generously-proportioned sitting room which has a fireplace focal point and offers the ideal space for relaxation. A seamless transition to the garden terrace is provided by a length of glazed sliding doors, extending the inside to the outside environment and affording a pleasing outlook over the garden to the fields beyond.

The front aspect kitchen is fitted with pastel-toned, wall and base level cabinetry in a U-shape design providing functional ease. Situated across the hallway is a dining room although this room provides a myriad of options including a home office, gym or perhaps a designated playroom. There is an adjoining utility/boiler room, and a useful ground floor cloakroom is tucked under the staircase.

The first floor landing gives access to the three bedrooms, which all offer fitted wardrobe storage.

The principal room benefits from a southerly outlook across countryside, and an en suite shower room, and there is also a good-sized family bathroom.



## Outside

To the front, the block-paved garden provides off-road parking and is enclosed by brick wall, topped with decorative wrought-iron railings at the front boundary. Pedestrian gates at the sides of the house provide routes to the rear garden, where a partly covered, paved terrace adjoins the house and offers opportunities for al fresco dining and relaxation. Picket fencing forms the edge of the patio, with a step down onto an area laid to lawn that provides the ideal soft-surface play area for children. Shrubs and specimen trees provide visual appeal to the garden and glimpses of the open landscape beyond the plot ensure a pleasing outlook and a sense of privacy.

## 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, the popular White Hart public house and the 18th century Winning Post gastropub offer sociable venues for leisure-time. 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 rowing at Maidenhead Rowing Club and on Dorney Lake. Spa facilities are available at The Berystede, Coworth Park and Penny Hill Park, and walking and riding may be enjoyed in the magnificent Windsor Great Park.

Communication links are excellent with the M4 motorway within reach and linking to major road networks, and train services to London from Ascot, Windsor and Maidenhead (Elizabeth Line).

There are excellent schools in the area, in both the state and independent sectors.



## Distances

- Windsor 3.5 miles
- Ascot 3.7 miles
- Sunninghill 4.7 miles
- Sunningdale 5 miles
- Heathrow Airport (T5) 12.5 miles
- Central London 28 miles

## Key Locations

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

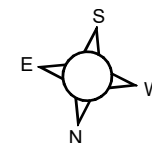
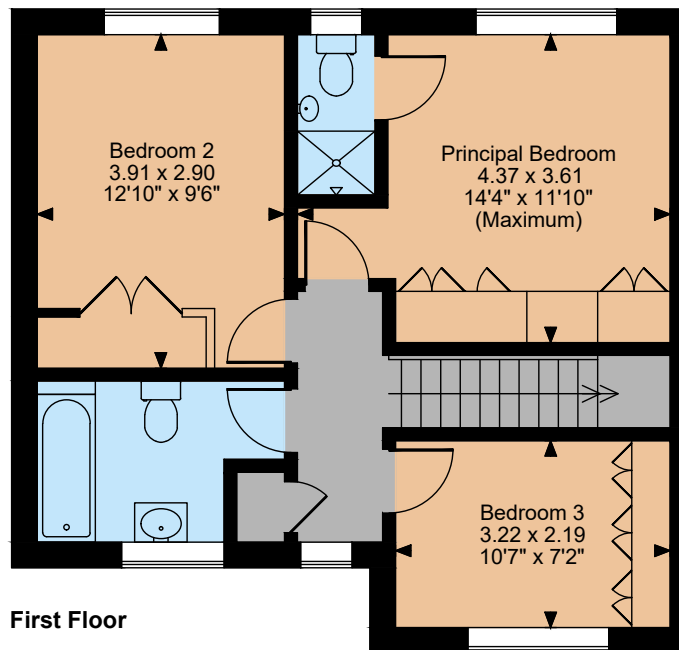
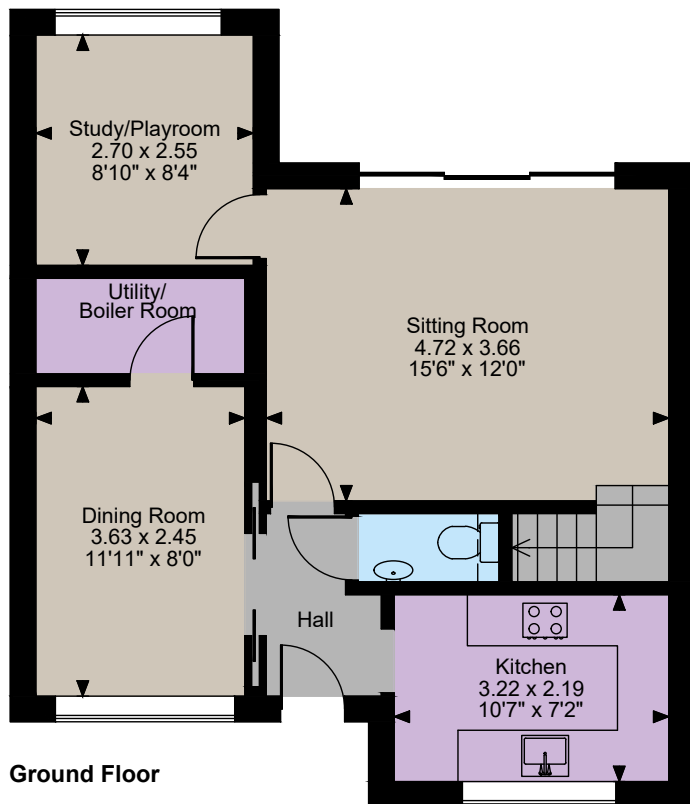
## Nearby Stations

- Ascot
- Windsor & Eton Central
- Windsor & Eton Riverside
- Sunningdale

## Nearby Schools

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





### Floorplans

House internal area 1,049 sq ft (97 sq m)  
For identification purposes only.

### Directions

SL4 4SY  
what3words: ///trails.bring.cost - brings you to the 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 E

EPC Rating: D

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

□ □ □ □ Denotes restricted head height

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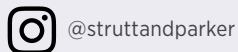
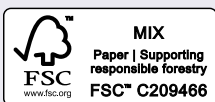
### Ascot

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