



Yates Farm, Westley Mill, Binfield, Berkshire

Yates Farm

Westley Mill, Binfield, Berkshire RG42 5QU

Substantial family home with 4.8 acres and a Grade II listed barn with planning permission for conversion into a three-bedroom dwelling with a separate access and driveway

M4 (Jct 10) 7 miles, M3 (Jct 3) 9.8 miles, M25 (Jct 13) 15.2 miles, Bracknell station 4.4 miles (London Waterloo 1 hour), Twyford Station 5.4 miles (London Paddington 52 minutes), Maidenhead Station 6.1 miles (London Paddington 44 minutes), Ascot 6.8 miles, Windsor 8.7 miles, Reading 11.6 miles, Heathrow Airport (T5) 18.1 miles, Central London 31.2 miles

Reception hall | Drawing room | Dining room
Sun room | Kitchen/breakfast room | Boot room
Cloakroom | Principal bedroom suite | 3 Further bedrooms | Family bathroom | Indoor swimming pool | Sauna | Shower room | Gardens | Summer House | EPC rating F | Council Tax Band G

Grade II listed barn with kitchen, workshop, 2 WCs and 2 attached stables | Brick-built stable block housing 3 stables and a tack room | Cart store providing covered parking for several cars
Tennis court | Paddocks | In all, about 4.8 acres

Price: Offers in excess of £1,800,000

The property

A substantial country house that has been extended and improved over the years to provide excellent living and entertaining space, with views over open fields to the rear. The beautifully presented accommodation boasts a wealth of original and interesting features and is ideal for both family living and entertaining, complemented by the sun room with its glass roof and the adjoining indoor pool with a sauna and a shower room.

In addition to the main house, there is a beautiful Grade II listed timber framed threshing barn that dates back to the 18th century and has been used for many parties, weddings and celebrations by the current owners. It is worth noting that there is planning permission for conversion of the barn into a three-bedroom dwelling. The proposed accommodation is designed to offer a 35' reception room, a kitchen, a cloakroom and three en suite bedrooms. Yates Farm also benefits from Gigaclear full fibre broadband.

Planning Application No: APP/R0335/A/8/2066796 - dated 1/11/2008

There is a further current planning permission for the addition of a second entrance and gravel driveway to provide separate access to the barn. Planning Application No; 21/00946/LB - dated 3/2/2022.

Further information is available to view online at: www.bracknell-forest.gov.uk. Prospective purchasers are advised that they must make their own enquiries of the local Planning Authority.

Outside

A sweeping driveway, edged with white post and rail fencing and paddocks, leads to a parking area for several cars and provides access to the barn and further parking space, including under-cover parking bays.

To the rear of the house, the well-maintained gardens enjoy a high degree of seclusion and incorporate a paved patio that takes full advantage of the southerly aspect and an 'all weather' tennis court, complete with a practice



wall. The grounds are an outstanding feature of the property and comprise gardens, paddocks and an orchard.

Location

Yates Farm is situated within a tranquil rural lane and enjoys direct access to bridleways for riding and footpaths for walking, yet is within easy reach of Binfield village with its local shops and restaurants. Further extensive amenities may be found in Windsor, Wokingham and Maidenhead.

For the commuter, there is easy access to the motorway network and rail connections. It is worth noting that Crossrail, the new high speed service to London, is now running and is available at both the Maidenhead and Taplow Stations.

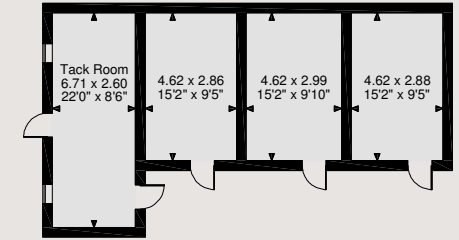
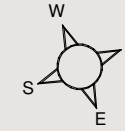
The sporting and leisure opportunities in the region are varied and incorporate various golf clubs including Wentworth, Sunningdale, The Royal Berkshire, Swinley Forest and the local Blue Mountain Golf Club. Horse racing may be enjoyed at Ascot and Windsor and there are numerous riding stables in the area. Binfield village has its own cricket club, football club and tennis courts.

The region boasts an excellent selection of schools in both the independent and state sectors.

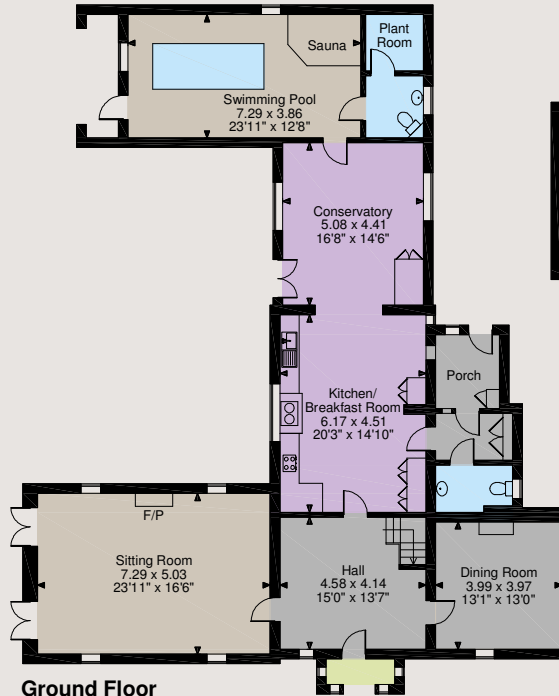




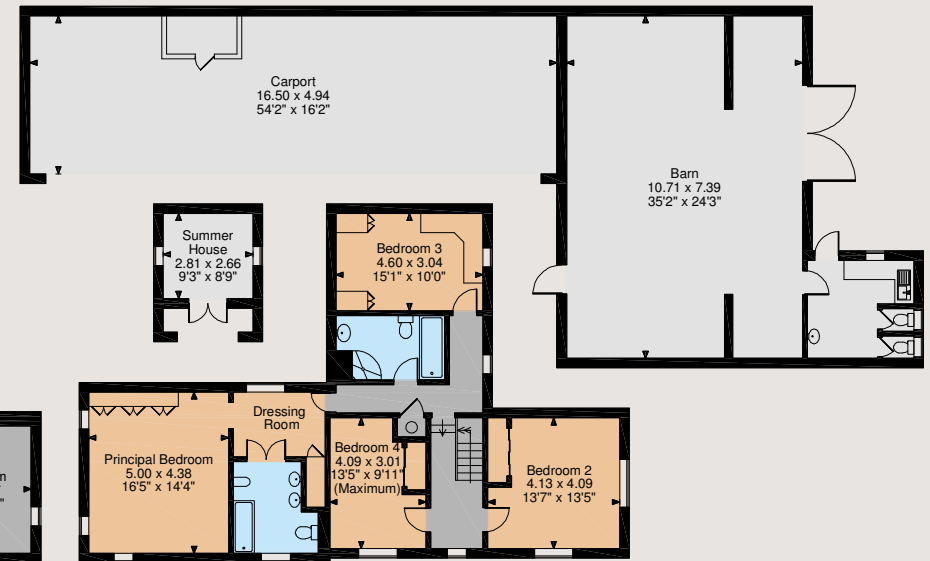
Floorplans
 House internal area 3,029 sq ft (281 sq m)
 Carport internal area 877 sq ft (82 sq m)
 Barn & Stables internal area 1,634 sq ft (152 sq m)
 Tool Shed internal area 80 sq ft (7 sq m)
 For identification purposes only.



Stables



Ground Floor



First Floor

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

With Strutt & Parker's Ascot office on your left, proceed along the High Street and at the mini roundabout, turn left into Winkfield Road. Continue to the 1st roundabout and the second exit. At the 2nd roundabout, take the 1st exit into Winkfield Road/A330. Continue for about half a mile, turn left onto Forest Road/B3034 and follow the road for about 3.8 miles. Turn left into Bottle Lane and proceed for about 1.4 miles where you will turn right into Westley Mill. After about half a mile, Yates Farm will be found on the left hand side.

General

Local Authority: Bracknell Forest Borough Council - Tel. +44 (0) 1344 352000

Services: Mains water & electricity. Private drainage. Oil fired central heating

Tenure: Freehold

Ascot

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