



Brookside House

Winkfield Road, Ascot, Berkshire

An impressive family home forming a major portion of a fine period property

Set within beautiful gardens, a fine 5-6 bedroom family home occupying a wing of an elegant period property, within easy reach of local amenities



3 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDENS



FREEHOLD



**SEMI-RURAL/
VILLAGE**



4,269 SQ FT



**GUIDE PRICE
£1,950,000**



The property

Dating back to the late 1800s, this imposing period property still retains the grandeur of a bygone era, showcasing many character features and architectural details. These include elegant sash windows, excellent ceiling heights, original fireplaces, panelled walls, and polished wooden floors.

As one would expect of a property of this caliber, the principal reception rooms are impressive and provide significant spaces for both formal and informal entertaining, possessing both pleasing proportions and fine detailing. The ground floor is entered via a reception vestibule, opening into a stately reception hall that creates a tremendous sense of arrival and sets the tone for the character of this building. The hall features a polished wood floor, a splendid staircase, and a 'nook' that provides options for a number of uses including a library/reading area.

The drawing room is especially inviting with its original working fireplace, wood paneled walls and French doors opening the room out to the garden,

and the dining room also has a grand presence with wood paneled walls, polished wood floor, three sets of sash windows, and an Adam-style fireplace. The spacious kitchen/breakfast room, fitted with an extensive range of units and appliances, benefits from direct access to a courtyard garden with useful storage rooms and gated access to the rear driveway, parking and the double garage. The ground floor accommodation is completed by a cloakroom, situated off the reception hall.

On the first floor, the accommodation is arranged around a generous split-level landing with a skylight and is laid out to provide five bedrooms (one with an en suite bathroom), a sixth bedroom/dressing room, two bathrooms and a shower room.



Outside

Set within beautifully landscaped gardens, the property is approached via electric gates opening onto a driveway that culminates within the pretty walled front garden containing a rose bed turning circle. The garden comprises an area of lawn with a variety of well-stocked flower borders and beds, and an original wrought-iron pedestrian gate set within the wall affords access to a 'secret' lawned garden with mature shrubs, trees and hedging providing seclusion and privacy. There is also a woodland area, an outdoor heated swimming pool, a pool plant room, and two sheds. Adjoining the house is a heated garden room with double doors opening out to the front garden and also a door providing access to the garage area. This room could be utilised as an office or hobby room.

Location

Brookside House enjoys a 'tucked away' location yet is conveniently situated just a mile from Ascot High Street and its selection of shops catering for day-to-day needs. There is an excellent variety of restaurants and cafes in the area, while the nearby towns of Windsor, Camberley, Bracknell and Guildford offer a more extensive range of shopping, leisure and dining options.

The region is renowned for its sporting and leisure facilities including golf at prestigious Wentworth, Sunningdale, The Berkshire and Swinley Forest golf clubs; horse racing at Ascot and Windsor; horse riding, cycling and walking in Windsor Great Park.

For all the family, the picturesque Virginia Water Lake, Windsor Great Park, Savill Garden, and Legoland are all in close proximity.

The area is also fortunate to have some excellent schools, in both the state and private sectors.



Distances

- M4 (Jct 6) 6.2 miles
- M3 (Jct 3) 6 miles
- Ascot High Street 1.8 miles
- Windsor 5.2 miles
- Heathrow Airport (T5) 11.8 miles
- Central London 28 miles

Nearby Stations

- Ascot Station
- Windsor & Eton Central
- Windsor & Eton Riverside
- Bracknell
- Martins Heron
- Sunningdale

Key Locations

- Ascot Racecourse
- Wentworth Golf Club
- Virginia Water Lake
- Windsor Great Park

- Windsor Castle
- Windsor Racecourse
- Legoland
- Runnymede

Nearby Schools

- Papplewick, Ascot
- Heathfield, Ascot
- St. George's, Ascot
- St. Mary's, Ascot
- LVS, Ascot
- Lambrook, Winkfield Row
- Wellington College, Crowthorne
- Eton College, Eton
- ACS International School, Egham
- TASIS, Thorpe



Brookside House
 Gross Internal Area (approx.)
 Total = 473 sq.m (5089 sq.ft)
 Main House = 397 sq.m (4269 sq.ft)
 Outbuildings = 76 sq.m (820 sq.ft)
 For Identification Only. Not To Scale
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Floorplans

Main house internal area 4,269 sq ft (3970 sq m)
 Outbuildings internal area 820 sq ft (76 sq m)
 Total internal area 5,089 sq ft (473 sq m)
 For identification purposes only.

Directions

SL5 7LT

what3words [///corn.tricky.gosh](https://www.what3words.com/corn.tricky.gosh) - this will take you to the driveway leading to Brookside House

General

Local Authority: Royal Borough of Windsor & Maidenhead – Tel. 01628 683800

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band H

EPC Rating: E

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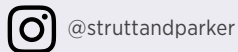
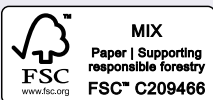
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