



Spinning Wheel Lane, Binfield, Berkshire



A period property situated on a rural lane in Binfield.

Entrance hall | Two cloakrooms | Office | Sitting room | Dining room | Conservatory | Kitchen | Sun room | Reception room | Utility room | Store | Lounge/Bedroom 7 with dressing room and en suite | Principal bedroom with dressing room, en suite and Juliet balcony | Bedroom 2 with en suite | Three further bedrooms | Family bathroom

Garage | Log Store | Workshop | Gym

NB: All distances and times are approximate



Guide price: £2,000,000

Tenure: Freehold

Local authority: Bracknell Forest Council

Council tax band: G



A substantial period home

Willow Tree Cottage offers a wonderful opportunity for those who enjoy a private, rural position. Situated at the end of a quiet, country lane, the property is surrounded by open fields. The property offers a wonderful mix of outside space including formal garden, woodland, a stream and duck pond, with a substantial outbuilding currently organised as a gym, a generous double garage and workshop.

The property is set behind wooden gates and a gravel drive with plentiful parking. Via an entrance porch with guest cloakroom, the cottage opens onto a hallway with access to an office, a sitting room with log burner and a dining room with feature fireplace.

To the rear of the property is a generous conservatory with a sunny, southerly aspect to the garden. The dining room adjoins a wonderful country kitchen with AGA and central island, along with a further sun room or conservatory to the easterly side of the property, and a recently refurbished utility and further W/C.





The ground floor extends to a beautifully modernised wing which provides wonderful bonus space to the property or could be separated and enhanced to form a fully independent annexe. From the connecting utility room is a living room, extending to nearly 7ft, with beautiful dark wood floors and bifolding doors which leads on to a private patio area. This wing also comprises a fully integrated dressing room, a stunning four piece suite bathroom and a generous bedroom on the first floor which is accessed by a spiral staircase.

The remainder of the first floor can be accessed by two further staircases. The primary bedroom is situated at the easterly end of the property and enjoys southerly views via a Juliet balcony to the rear garden, along with a dressing area and an en-suite bathroom. Bedroom three additionally benefits from an en-suite shower room, whilst bedrooms 4, 5 and 6 share a family bathroom.

Comprising nearly 4,000 square feet of internal square footage, this sizeable home offers tremendous scope and flexible accommodation for large families. It would also suit a multi-generational buyer perfectly thanks to the ability to separate a section of the property off.





Location

Situated on a country lane, the property is situated equidistant between popular Berkshire villages of Binfield and Waltham St. Lawrence. For a wider array of amenities nearby towns of Bracknell, Maidenhead and Windsor offer a huge selection of shops, eateries and transport links. Maidenhead (7.5 miles) is situated on the Elizabeth Line for fast trains to London Paddington and central London.

Fantastic local schools include; Binfield C of E primary school, Waltham St. Lawrence primary school, Warfield CofE primary school, Cranbourne primary and Lambrook, secondary schools include; Holyport College, Kings Academy and Ranelagh School.





Gross Internal Area (approx)
 House - 368.23 sq m - 3964 sq ft
 Outbuilding - 98.15 sq m - 1056 sq ft
 Total - 466.38 sq m - 5020 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

NOT TO SCALE
 This plan is for illustration purposes only



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