



Old Whitelocks, Garsons Lane, Warfield, Berkshire





An expansive country house in **exceptional grounds and gardens** with separate cottage, indoor pool, tennis court and garaging.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Stair hall | Lounge | Dining room | Snug | Kitchen/breakfast room | Utility | Conservatory | WC

First Floor: Principal bedroom with en suite | Three further bedrooms, two en suite | Dressing room/bedroom five | Bathroom

Second Floor: Further bedroom | Games room | Plant room

Cottage

Lounge | Dining room | Kitchen | Two bedrooms | Bathroom

Leisure Complex

Indoor swimming pool | Two saunas | Spa | Changing facilities | Gym | Treatment room | Plant room

Wine cellar | Three garages | Office/storage

In all approximately 2.64 acres

Distances

Ascot 5.9 miles, Bracknell 3.2 miles, Twyford Railway Station 8 miles, Windsor 9.1 miles, Reading 13.2 miles

Heathrow airport 19 miles, Central London 35 miles

(All distances and times are approximate)



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The property

Set in approximately 2.64 acres of beautifully manicured gardens, this property represents a rare opportunity to acquire a wonderful country home in a quiet and secluded position, yet being a short drive from the historic towns of Windsor and Ascot and all the amenities they have to offer. The property, which originally dates back to the 17th century, has recently undergone an extensive renovation programme that includes multiple extensions, a full refurbishment throughout and adaptations to the internal layout to allow for modern family living.

Within the grounds the property comprises a five bedroom main house, two double bedroom cottage, an impressive leisure complex with a very large indoor swimming pool, two saunas, spa, changing facilities, gym, and treatment room. There is also an extensive garage block with space for three cars, and the potential to convert the space into extra accommodation or offices, subject to the usual planning consents.

In addition to this, the property is completed with its own tennis court, fully equipped kitchen garden, wine cellar, and stabling and paddock with its own independent access from the road.

The Main House

Recently renovated to an exceptionally high standard and retaining all of its original features, character and charm is in abundance throughout. The ground floor, which provides excellent family living space is also perfect for entertaining and includes a large, modern kitchen/breakfast room with Wolf and Sub Zero appliances and links to an open plan conservatory providing access to the gardens to the south.

On the opposite side, the main kitchen area also provides access to the newly constructed outdoor kitchen and entertaining area, which includes a stunning, built in range complete with a 'Big Green Egg' barbeque, rotisserie, pizza oven, fridges and sinks. There is also an expansive seating and dining area and built in fire pit.

Internally, the rest of the ground floor comprises an entrance hall, formal reception room, study, utility, snug and dining room, both of which with original inglenook fireplaces.





The first floor offers a generous principal bedroom with a large en suite bathroom and split level dressing room, three further double bedrooms, and three shower rooms. The accommodation is completed by a further bedroom and separate gaming room to the second floor.

The property also offers a separate self-contained two bed cottage with an open plan kitchen/living room, separate dining room and shower room with its own private patio area, perfect for additional guest accommodation.

Specification

AV

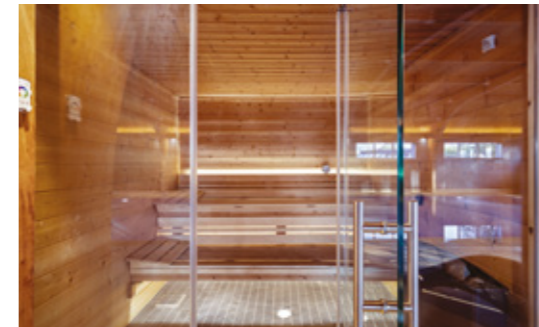
- Premium technology brands and solutions chosen throughout for quality, aesthetics and longevity.
- Function and performance first, gimmick free approach applied throughout the property.
- Fast private leased line Fibre-to-the-Premises (FTTP) internet connection.
- CAT7/CAT6/coax wired network infrastructure serving all main rooms.
- Managed Wi-Fi network with extensive coverage across the property.
- Market-leading Lutron HomeWorks QS lighting control system throughout the main house and exterior areas, with capacity to expand.
- Superior Axis security camera system with 14 cameras and easy-to-use app for mobile viewing and playback.
- Modern 2N video intercom with four fixed displays and app for mobile access control.
- 14-zone Bang & Olufsen Multiroom audio system provides exceptional sound experiences indoors and outdoors.
- Elegant Bang & Olufsen televisions in four key rooms, with Sky Q provision in the main house and cottage.

Kitchen

- Bespoke kitchen with stonework surface
- 2 wolf "Saturday morning Kitchen ovens"
- Wolf induction hob
- Sub-zero fridge freezer and Wine Fridge

Principal bathroom

- Catchpole & Rye throughout
- Roll top giant brass bath
- 2 stone and bass his/hers sinks
- 2 brass Catchpole & Rye heated towel rails
- Bespoke mirrors
- Giant rain cloud Catchpole & Rye showerhead



Lighting

As well as the literal control system, the property enjoys bespoke chandeliers and feature Ralph Lauren lighting in the main stairwell, as well as Reggiani recessed specialist lighting throughout.

External kitchen

- Green egg BBQ
- Large pizza oven
- Large electric rotisserie
- 2 taps & sinks
- Insulated built in ice bucket
- Granite work surfaces
- Fire pit in seating areas
- External lighting and speakers all controlled by AV system

Irrigation

The formal gardens and lawns around the house are serviced by a raincloud irrigation system, including all flowerbeds, trees, and patio areas.

Location

Exceptional schools in the area include Lambrook Prep School, St. Mary's School, Heathfield, St. George's, Eton College, Wellington College, Hall Grove, Papplewick, The ACS International and TASIS. Recreational facilities across the area include horse racing at Ascot and polo at The Guards Club or Royal Berkshire Polo Club, a variety of golf courses, health and tennis clubs, leisure centres, cinemas, and theatres.

The property is positioned beautifully in this rural countryside location, however local transport links are easily accessible with Junction 8 of the M4 approximately 8 miles away and Twyford Railway Station also approximately 8 miles. The towns of Ascot, Windsor and Maidenhead are all reached within a short drive. With both the River Thames and Windsor Great Park not far away, there are miles of beautiful country walks to enjoy, including many walks right on the doorstep.

Property information

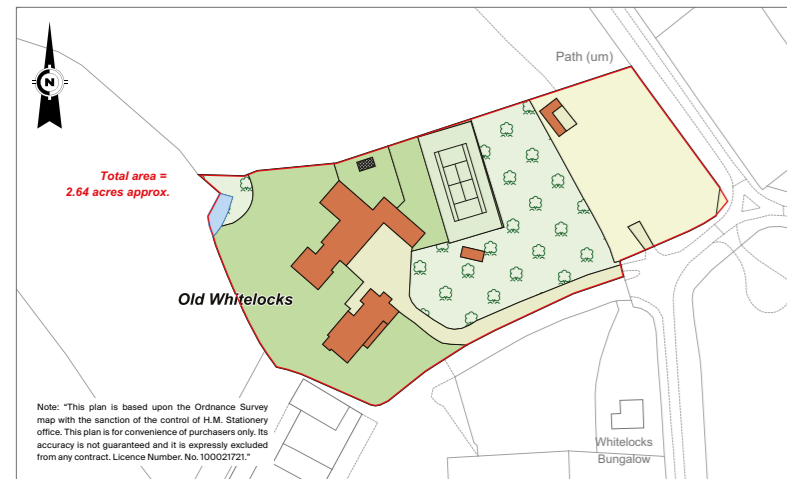
Tenure: Freehold

Local Authority: Bracknell Forest

Council Tax: Band H

EPC Rating: E

Guide Price: £6,500,000



Approximate Gross Internal Floor Area including The Cottage 10,380 sq ft / 964.4 sq m

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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2023.

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