



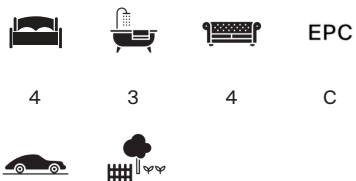
GROVE LANE

Bracknell, RG42



RENOVATED, EXTENDED AND MODERNISED

The property was built in 1871 and comprises the main house, a foaling box which is now an office and kitchenette, a barn, two carports, a large driveway providing parking for many vehicles, electric security gates and pedestrian access.



Local Authority: Bracknell Forest Borough Council

Council Tax band: F

Furniture: Furnished

Minimum length of tenancy: Available for both long and short lets

Deposit amount: £9,692.30

Available date: Now

Guide Price: £7,000 (Long Let) or £9,000 (Short Let) per month



REFINED COMFORT FOR FAMILIES

The house is set in a plot of just over one third of an acre and enclosed by an outer walled garden, and an inner walled garden surrounding the central courtyard. The stunning private garden has a formal area at the rear with a small greenhouse and a large fig tree, an orchard with apple, pear and plum trees, and a rose arch which leads from the orchard to the main garden. The property is located directly opposite Lambrook school. The wonderful open plan kitchen dining/sitting room has two sets of bifold doors that open into the central courtyard. Also on the ground floor is an open study/playroom, a WC, utility room, living room/snug, entrance hall, and a large main living room and games room with access to the courtyard. A veranda provides an additional covered outdoor seating area with lovely views over the garden. On the second floor there are four bedrooms, two with wet room ensuites, and two sharing a glorious principal bathroom.









A SUPERBLY LOCATED FAMILY HOME

Winkfield Row offers a prime location near Ascot with easy access to local amenities. The property is situated opposite the prestigious Lambrook private school, and just 0.5 miles from Winkfield Row Primary School, making morning drop-offs convenient for families. For shopping needs, both Ascot and Bracknell Town Centres are 2 miles away, featuring a variety of high street stores, restaurants, and cafes. Nature enthusiasts will appreciate wonderful walks in the vicinity in Swinley Forest, Windsor Great Park and Virginia Water lake and Savill Gardens. The nearby Jubilee River Park, only 0.8 miles from the house, perfect for weekend walks and outdoor activities.

Commuters benefit from excellent transport links, with Ascot Railway Station located 3 miles away, providing regular services to London and other major destinations. Additionally, the M4 and M25 motorways are easily accessible, ensuring swift journeys for those traveling by car. Healthcare facilities are well-represented, with Riverside Medical Centre just 0.6 miles from the property.





Grove Lane, Winkfield Row, Bracknell

Approximate Area = 3249 sq ft / 301.8 sq m (excludes carport)

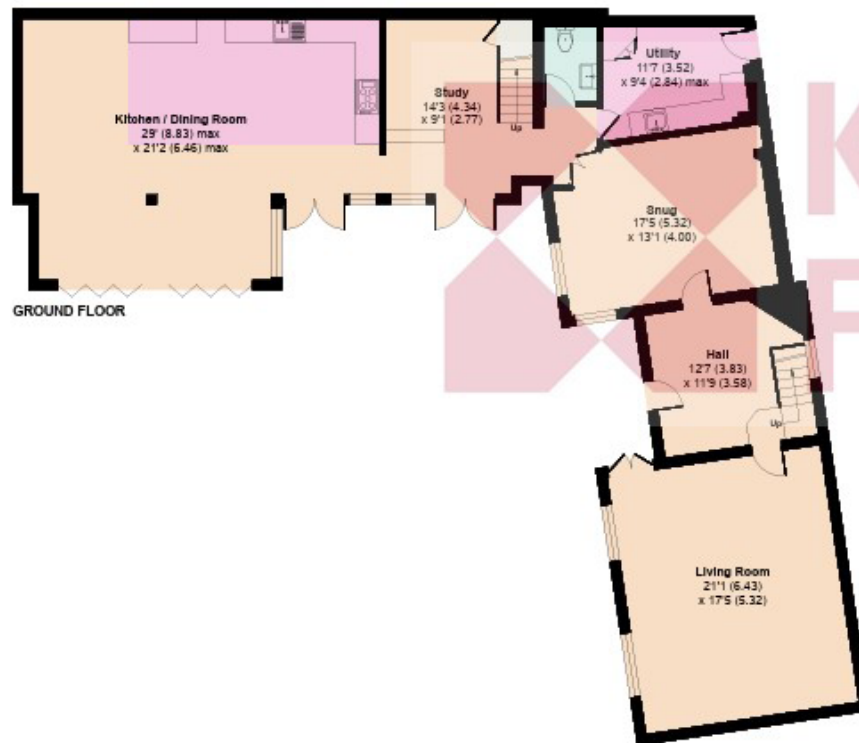
Outbuildings = 909 sq ft / 84.4 sq m

Total = 4158 sq ft / 386.2 sq m

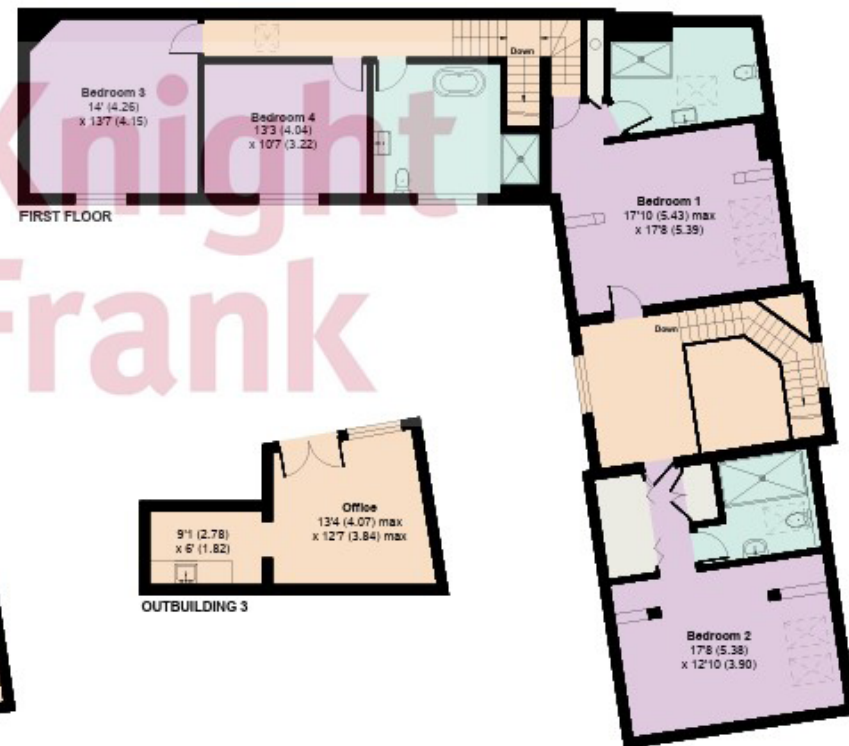
For identification only - Not to scale



CARPORT / OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR

OUTBUILDING 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Knight Frank LLP. REF: 1316833

(Including Basement / Loft Room)

Approximate Gross Internal Area = 4,158 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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