



Toad Hall Winkfield Lane, Maidens Green, Berkshire

Toad Hall

Winkfield Lane, Maidens
Green, Berkshire SL4 4QU

A charming country residence
in a desirable semi-rural
village location

Ascot 5 miles; Windsor 5 miles; Maidenhead
7.5 miles; Heathrow Airport 15 miles, Central
London (Knightsbridge) 27.5 miles (NB. All
distances are approximate)

Reception hall | Kitchen/breakfast room
Dining room | Drawing room | Study | Utility
room/2nd kitchen | 2 cloakrooms | 30' master
bedroom | 3 further bedrooms (all en suite)
Master bathroom | (one currently used as a
dressing room) | Family bathroom | 30' garage
with gardener's WC | Walled gated grounds of
about 0.7 acre in all | EPC Rating C

The property

Set back from the Winkfield Lane behind
electrically-operated double gates, Toad Hall is a
modern country house surrounded by gardens
and overlooking countryside to the rear. The
house is approached via electrically-operated
double gates which open to the gravel driveway
and parking area to the front. A paved terrace
leads to the herringbone brick paved porch
and heavy double doors open to the spacious
reception hall. It is at once apparent that the
proportions of Toad Hall are exceptional and the

house has been designed with great attention
to detail. The beautifully presented accommodation
has been elegantly arranged to flow easily
making this a property as ideally suited to
entertaining as to informal family life.

There is much of note including the capacious
kitchen/breakfast room with a wealth of fitted
units and integral appliances topped with granite
surfaces. To one side is a fabulous Aga range
with an additional gas hob and a central island
provides further storage. The kitchen leads
through to the dining room with matching oak
dresser with display cupboards.

There is a well fitted utility room with gloss units
and granite surfaces suitable for used as a second
kitchen if required and this leads through to the
walkway which links with the integral garage.

The ground floor is completed by the 32'
drawing room with an attractive inglenook
brick fireplace with French doors on either side
which open to the terrace and gardens and
overlooking the frontage is the 21' study.

A wonderful oak staircase splits in the imperial
style and rises to the galleried landing with all
four bedrooms leading off. The master bedroom
is impressive in size being about 30' and enjoys
views over the front and the rear countryside.
This bedroom is adjacent to the magnificent
bathroom with luxurious fittings including dual
wash basins in marble surfaces with vanity units
under, a free-standing bath and a walk in rain
shower. The further three double bedrooms all
have fitted wardrobes and en suite facilities – two
with shower rooms and one with a spa bath.





The grounds have been landscaped to be low maintenance with a paved terrace surrounding the house leading to the lawn planted with trees and bushes. There is a vegetable plot with raised beds and a greenhouse.

Please note that Toad Hall has no onward chain.

Situation

Toad Hall is located in the desirable village of Maidens Green, conveniently placed for the local countryside and also within reach of the transport networks and local amenities. By road, Central London is around 28 miles away and can be reached via the M4 at junction 6. Heathrow Airport is around 15 miles away, while private jet facilities are available at White Waltham Airfield. There are also regular train services to London Waterloo from Ascot station with Maidenhead and Slough stations.

Ascot, Windsor and the surrounding towns and villages are well known for their shops, bars and country pubs. The area also boasts some superb fine dining with Coworth Park in Ascot, as well as The Waterside Inn and Heston Blumenthal's restaurants in Bray.

Toad Hall is also well placed to enjoy some of the country's best known events. Highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's Lawn. For the younger family members Legoland is a few miles away and the local towns boast excellent recreational facilities and childrens' clubs.

For leisure and pleasure there are some prestigious golf clubs including Wentworth (which has comprehensive sporting facilities), Sunningdale and The Berkshire; polo is available locally at the Royal County of Berkshire Polo Club, Guards Polo Club and Coworth Park and there is rowing and boating on the River Thames at Windsor, Marlow and Henley. The local countryside offers some excellent walking including Swinley Forest, picturesque Virginia Water Lake and The Savill Garden and riding is available at Chobham Common and Windsor Great Park.

The area is also fortunate to have some excellent independent schools including Wellington College, Eton College, Papplewick, Heathfield School, St George's and St Mary's in Ascot and Meadowbrook Montessori and Lambrook in nearby Warfield. For international schooling, TASIS (The American School) and ACS (American Community School) are both situated in Egham.





Floorplans

Gross internal area 4923 sq ft (457.4 sq m)

Outbuilding gross internal area 136 sq ft (12.6sq m)

For identification purposes only.

General

Tenure: Freehold

Services: Mains gas, water, electricity and mains drainage.

Local Authority: Bracknell Forest Borough Council Tel: +44 (0) 1344 424642 (check)



FLOORPLANZ © 2015 0845 6344080 Ref: 150284

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

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