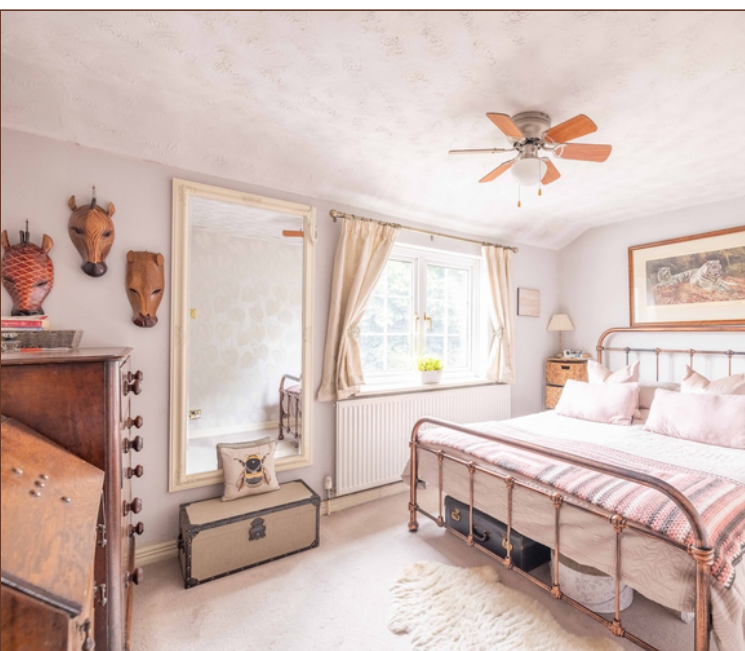




Set within the village of Winkfield, close to Windsor and Ascot, this delightful three-bedroom detached cottage has a strong sense of character throughout, with a traditional feel that sits comfortably within its village setting.

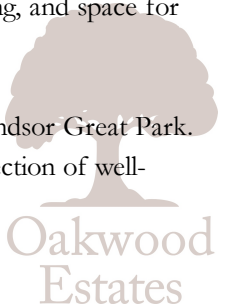
The cottage is approached via a low brick boundary wall and paved frontage, giving a well-kept and welcoming first impression. The white-rendered exterior and cottage-style windows enhance the charm of the building, while the porch to the front adds a welcoming focal point and reinforces the cottage character. Inside, the ground floor offers a relaxed and versatile layout. A sitting room to the front provides a comfortable main reception space, while to the rear the kitchen/dining room extends over 22ft, offering a practical yet sociable area at the heart of the home. A separate family room sits just beyond, opening out through French doors onto the garden and bringing in a natural connection to the outside space. A ground floor WC completes the layout.

Upstairs, the cottage feel continues with three well-proportioned bedrooms arranged around a central landing, all served by a family bathroom.

Outside, the property enjoys driveway parking to the front, with a shared driveway leading to a detached single garage.

The rear garden offers a private and enclosed cottage-style setting, with patio seating areas, lawn, mature planting, and space for pots, sheds, and seasonal colour, creating a peaceful and usable outdoor retreat.

Squirrel Lane is a well-established residential lane with a village feel, surrounded by countryside and close to Windsor Great Park. Windsor, Ascot, Legoland, and the surrounding Berkshire countryside are all within easy reach, along with a selection of well-regarded schools and convenient transport links.



Property Information

-  THREE-BEDROOM DETACHED COTTAGE
-  KITCHEN/DINING ROOM EXTENDING OVER 22FT
-  THREE WELL-PROPORTIONED BEDROOMS
-  GARAGE AND DRIVEWAY PARKING
-  CHARACTERFUL HOME WITH TRADITIONAL COTTAGE FEEL
-  TWO RECEPTION ROOMS
-  ATTRACTIVE REAR GARDEN
-  VILLAGE LOCATION


x3
Bedrooms


x2
Reception Rooms


x1
Bathrooms


x2
Parking Spaces


Y
Garden


Y
Garage

Location

Winkfield is a highly desirable semi-rural location offering a perfect blend of countryside living and commuter convenience. Set within the sought-after Berkshire countryside, the area is characterised by quiet country lanes, open green spaces, and an attractive mix of individual detached homes, period cottages, and exclusive residential developments.

The village retains a strong community feel while benefiting from its close proximity to Windsor, Ascot, and Bracknell, all of which provide extensive shopping, dining, and leisure facilities. Excellent transport links are nearby, with easy access to the M4, M3 and M25, making it ideal for commuters travelling into London, Heathrow, Reading,

Primary Schools- 2 Mile Radius

- Cranbourne Primary School
- Winkfield St Mary’s CofE Primary School
- Ascot Heath Primary School
- Alexander First School
- Braywood CofE First School

- Cheapside CofE Primary School
- Whitegrove Primary School
- Hilltop First School
- Clewer Green CofE First School

Secondary Schools 3 Mile Radius

- Garth Hill College
- Holyport College
- Ranelagh School
- The Brakenhale School
- Windsor Girls’ School
- The Windsor Boys’ School

Transprort Links

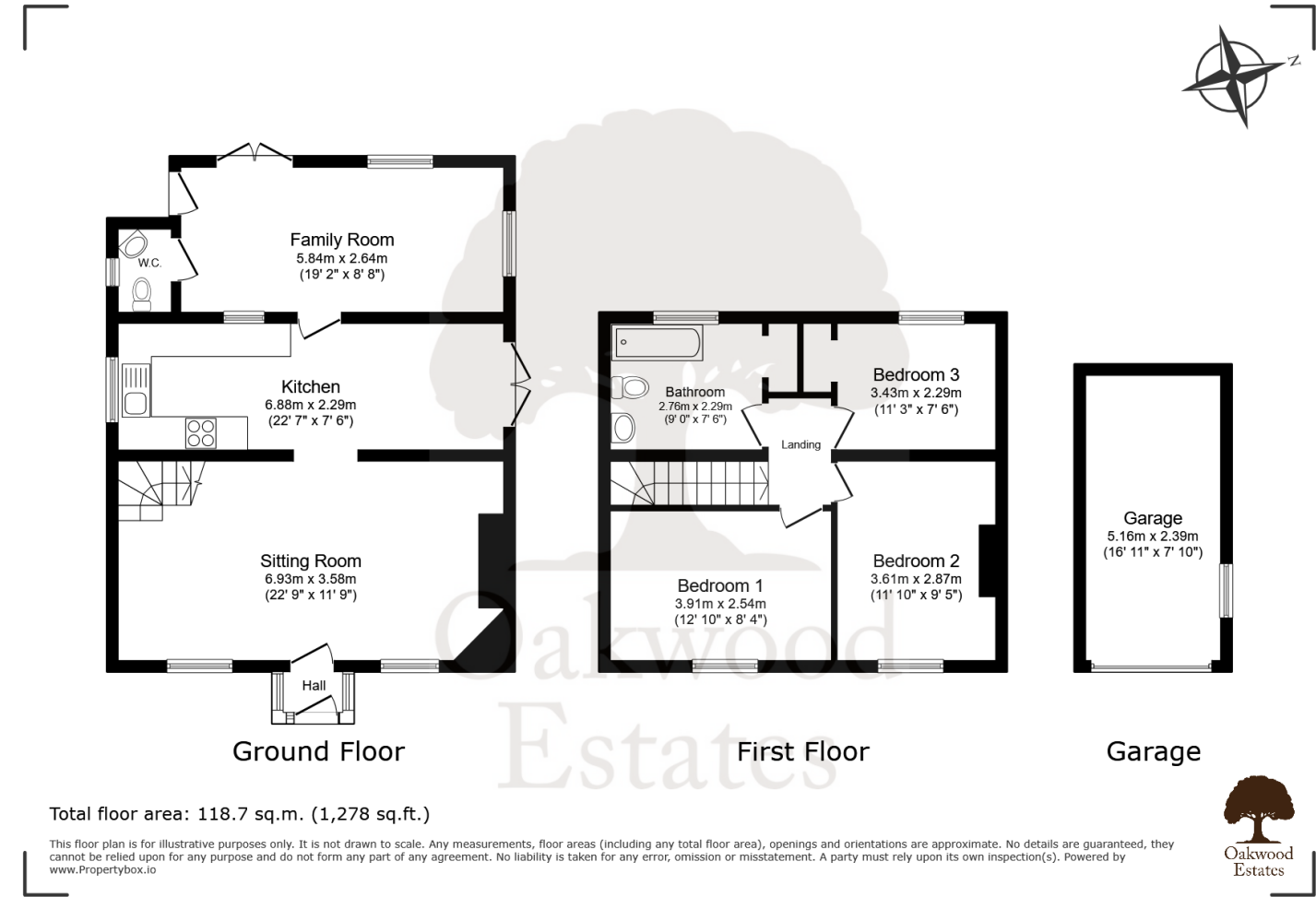
Strong motorway connectivity (M4/M3/M25 triangle)

Rail Routes

- South Western Railway to Waterloo
- Windsor branch to Slough/Paddington connections, Elizabeth line
- Best rail stations for commuters: Ascot, Martins Heron, Bracknell

Council Tax

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

