

noir

by **david cliff**



North Street | Winkfield
Asking Price: £875,000



noir

A beautifully presented two-bedroom cottage with a superb detached one-bedroom annex, ample off-street parking and a fantastic position in the sought-after village of Winkfield.

Hope Cottage combines the charm and appeal of a traditional cottage with a stylish, modern finish throughout. The property has been thoughtfully updated to create a genuinely turn-key home, with furniture included, fibre broadband already set up, CCTV installed and the essential electrical and gas safety checks completed. The property has also been professionally cleaned throughout, meaning it is ready to move straight into and enjoy from day one.

On entering the main cottage, the heart of the home is the impressive open-plan living and dining space, creating a bright and sociable environment that flows naturally through to the refitted kitchen. The living area features a characterful log burner, adding warmth and atmosphere, while the open-plan arrangement makes the space ideal for both everyday living and entertaining.

The ground floor also benefits from a useful separate WC and utility area with Miele washing machine and dryer, adding further practicality. The property is finished with made-to-measure silk curtains, adding an elegant finishing touch throughout.

Upstairs are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, together with a stylish refitted bathroom. The property also benefits from a substantial amount of loft space, providing excellent storage and further potential, subject to the necessary consents.

The detached annex is equally impressive and has been finished to a modern standard. Arranged over split levels, the accommodation features a separate kitchen and bathroom, with the kitchen being semi-open to the main living area. The lounge benefits from attractive vaulted ceilings, creating a wonderful sense of space and light, while the bedroom is positioned above the main living accommodation.

The annex is an exceptionally versatile addition to the property and could lend itself perfectly to guest accommodation, a home office or studio, independent family accommodation, or as an attractive investment opportunity. Importantly, the annex currently generates an impressive income of £18,000 per annum and benefits from its own smart sub-meter, providing excellent transparency and control over energy usage.

Outside, Hope Cottage benefits from a private garden with no overlooking neighbours, creating a particularly peaceful and secluded outdoor space. There is also ample off-street parking, a highly desirable feature which further enhances the property's practicality.

The location is particularly appealing. Winkfield is surrounded by beautiful Berkshire countryside and is ideally placed for access to Windsor and the surrounding area. Ascot train station is approximately seven minutes away, providing convenient rail connections to London and beyond.

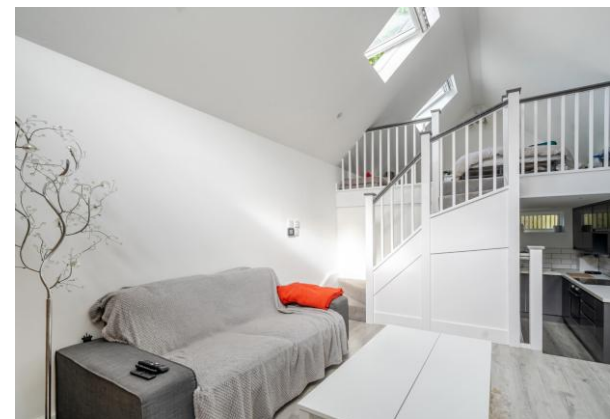
The property is also within walking distance of RBPC and is exceptionally well positioned for some of the area's renowned polo clubs and equestrian facilities, making it an ideal choice for those looking to enjoy a country lifestyle whilst remaining within easy reach of the amenities and attractions of Windsor and Ascot.

Families will also appreciate the excellent local schools, adding further appeal for those seeking a well-connected home in a highly desirable area.

Further benefits include no onward chain, furniture included, fibre broadband already set up, CCTV installed, a completed Electrical Installation Condition Report (EICR) and a completed Gas Safety Certificate.

Hope Cottage offers a rare combination of character, modern convenience, privacy and genuine income potential. Professionally cleaned, fully equipped and ready to move straight into, it represents a true turn-key home and an attractive investment opportunity in a highly sought-after Berkshire location.

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North Street, Winkfield, Windsor, SL4

Approximate Area = 1066 sq ft / 99 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Annexes = 383 sq ft / 35.5 sq m
 Outbuilding = 18 sq ft / 1.6 sq m
 Total = 1509 sq ft / 140 sq m
 For identification only - Not to scale



So what is **noir**?

GRAND, **interesting**, *chic* or **UNIQUE**... some properties are just a little different to the norm and we believe that requires some different marketing, so the **noir** brand was formed here at **david cliff**. Buyers now recognise this property selection and appreciate that it is not based on price or size alone but character, charm and individuality.

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Important - please read.

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