

WHITEWOODS FARM

GARSONS LANE, WARFIELD, BERKSHIRE.



WHITEWOODS FARM

GARSONS LANE, WARFIELD, BERKSHIRE, RG42 6JD

DETACHED HOUSE WITH POTENTIAL TO EXTEND (STPP), SELF CONTAINED COTTAGE, STABLES, TACK ROOMS, STEEL PORTAL FRAME BARN WITH MACHINERY SHED, POST AND RAIL FENCED PADDOCKS & 40M X 20M FULLY LIT SAND MANEGE ALL ACCESSED VIA A DOUBLE GATED GRAVELLED DRIVEWAY

WINKFIELD - 0.5 MILES | BRACKNELL - 3 MILES | ASCOT - 3.3 MILES | WINDSOR - 4.5 MILES | MAIDENHEAD - 5 MILES | READING - 11 MILES | CENTRAL LONDON - 25 MILES

M4 JUNCTION 8/9 - 3.5 MILES | M4 JUNCTION 10 - 4.5 MILES | M3 JUNCTION 3 - 7.5 MILES | M25 JUNCTION 15 (VIA M4) - 12 MILES

MAIDENHEAD STATION - 5 MILES (22 MINUTES FAST TRAIN TO LONDON PADDINGTON) BRACKNELL STATION - 3 MILES (29 MINUTE FAST TRAIN TO LONDON WATERLOO)

ROYAL BERKSHIRE POLO CLUB - 1.5 MILES GUARDS POLO GROUND - 5 MILES ASCOT RACECOURSE - 2.7 MILES WENTWORTH GOLF CLUB - 7.6 MILES

A DETACHED THREE BEDROOM FAMILY HOUSE EXTENDING TO 2,650 SQ.FT THAT HAS BEEN RECENTLY RENOVATED TO A HIGH STANDARD INCLUDING 3 DOUBLE BED-ROOMS, TWO OF WHICH HAVE FITTED WARDROBES AND ENSUITE BATH/SHOWERROOMS, OPEN PLAN KITCHEN, DINING & LIVING ROOM WITH FULL HEIGHT SLIDING DOORS LEADING OUT INTO THE GARDEN TERRACE WITH AUTOMATICALLY CONTROLLED LOUVRE PERGOLA, LAWN AND RAISED DECK ACCOMMODATING HOT TUB.

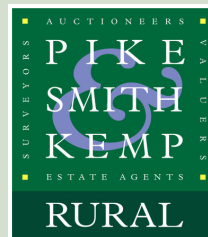
THE HOUSE ALSO BENEFITS FROM AN INTEGRAL GARAGE AND STORE THAT COULD BE CONVERTED TO PROVIDE ADDITIONAL ACCOMMODATION. THERE IS ALSO FURTHER POTENTIAL TO EXTEND THE HOUSE THROUGH PERMITTED DEVELOPMENT RIGHTS THAT WOULD ALLOW ATLEAST 2 SINGLE STOREY REAR EXTENSIONS OF UP TO 8M DEEP WHICH WOULD TOTALS AN INCREASE OF APPROXIMATELY 1600 SQFT THEREBY BRINGING THE EXTENT OF ACCOMMODATION FOOTPRINT OF THE ENTIRE HOUSE TO 4250 SQ.FT, SUBJECT TO GAINING THE NECESSARY PERMITTED DEVELOPMENT CONFIRMATION.

WITHIN THE GROUNDS IS A ONE BEDROOM SELF CONTAINED ANNEX ALONG WITH AN ADJOINING RUN OF 2 STABLES AND A TACK ROOM, A TALL STEEL PORTAL FRAME BARN ACCOMMODATING 6 MODULAR LOOSEBOXES, A RUN OF 4 MOVEABLE LOOSEBOXES, A RUN OF 2 MOVABLE LOOSE BOXES AND A MACHINERY STORE.

THE LAND COMPRISES 4 GRASS PADDOCKS WITH TIMBER POST AND RAIL FENCING EACH WITH MAINS WATER FED TROUGHS WITH LAND DRAINAGE ALONG WITH A STARVATION PADDOCK.

A PERMANENT SLEEPER MANURE CLAMP IS LOCATED ON THE WESTERN BOUNDARY. THE 60M X 20M MANÈGE BENEFITS FROM A COMPOSITE EQUESTRIAN SAND SURFACE AND IS FULLY LIT. WITHIN ONE CORNER OF THE MANÈGE IS A LOW LEVEL STORE FOR THE TRACTOR AND SURFACE GRADER.

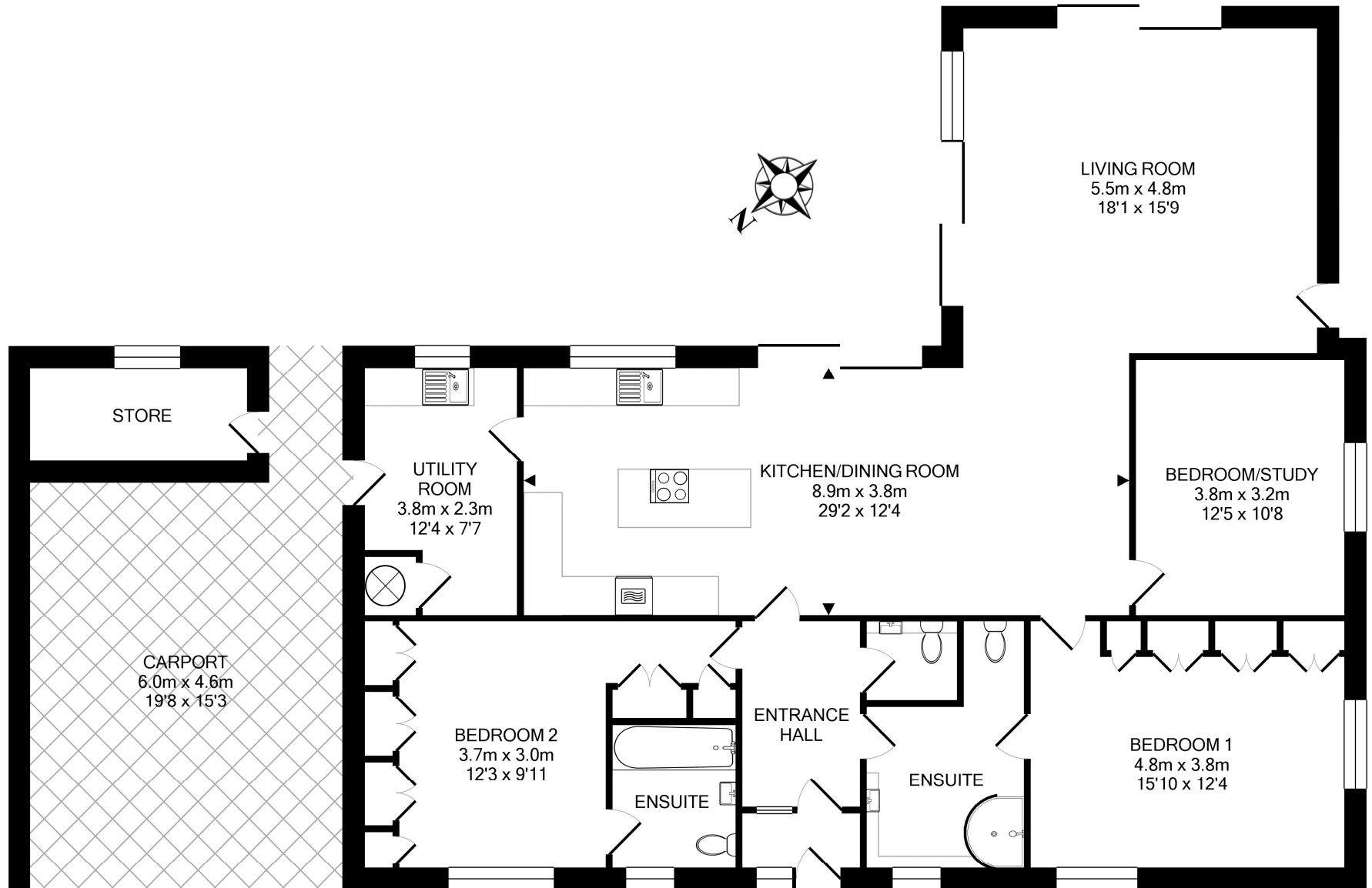
IN TOTAL 3.00 ACRES





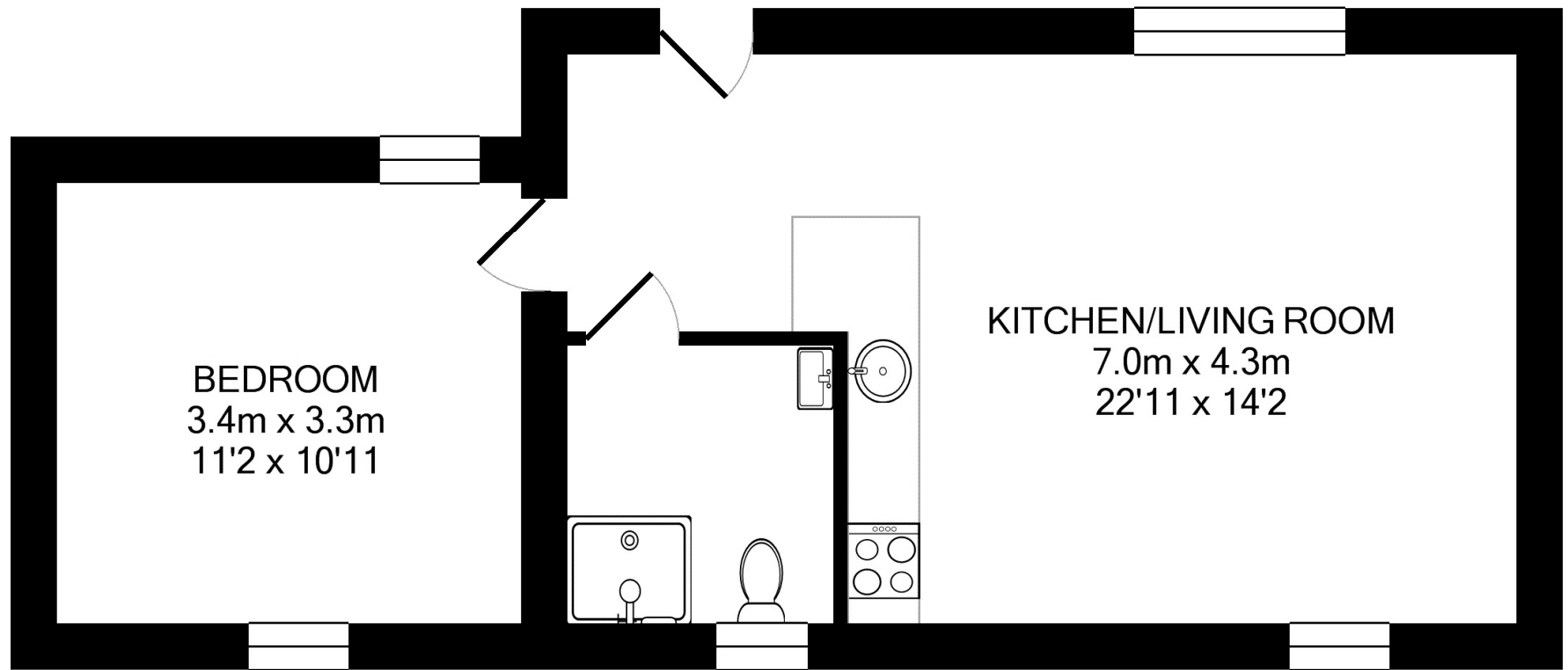
HOUSE FLOOR PLANS

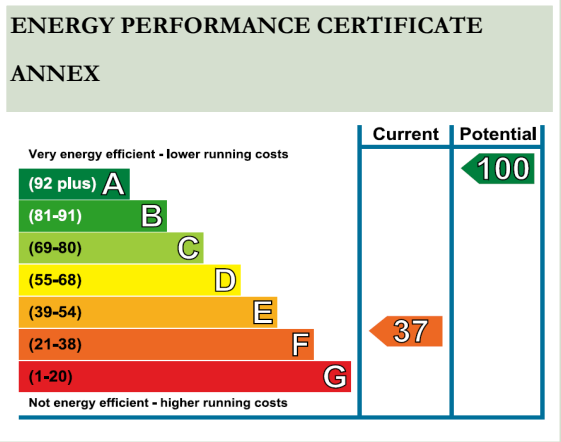
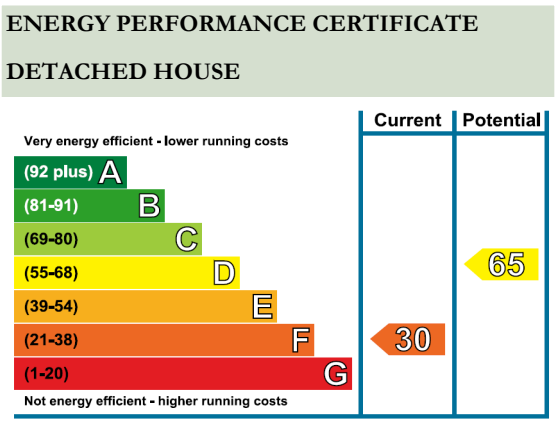
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale.

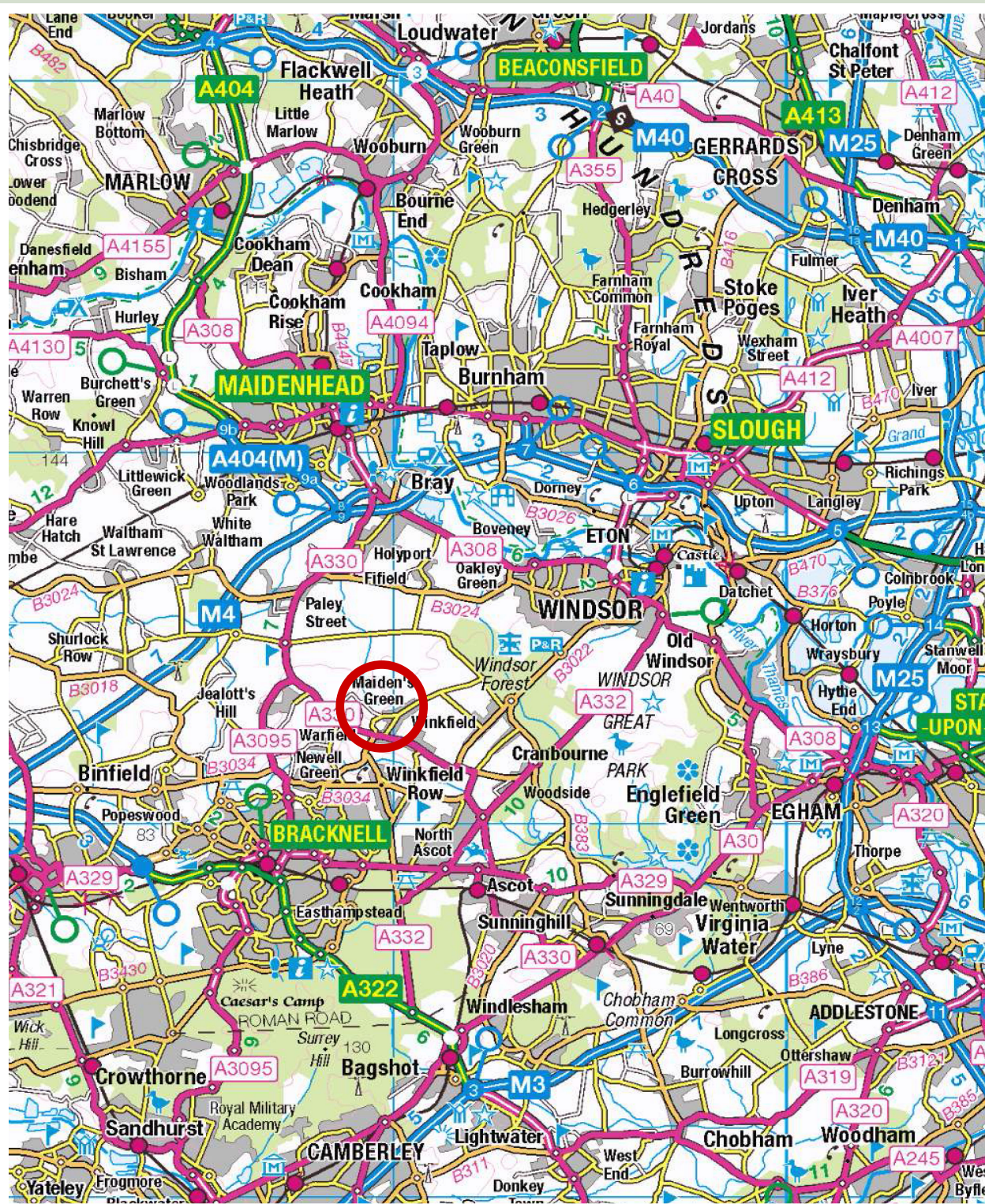


ANNEX FLOOR PLAN

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale.







SITUATION

White Woods is situated in the rural area between the Villages of Warfield and Maidens Green in East Berkshire.

The property is conveniently situated for the M4 which links to both the M25 and the A404(M)/M40 and the M3; rail access is equally convenient with direct services to London (Paddington) available from Maidenhead. Crossrail, the new high-speed service, is due to begin running in 2019.

There is an abundance of recreational and leisure facilities within the easy reach of the property including: polo at the Royal County of Berkshire Polo Club and Guards Polo Club. Golf at Wentworth, Ascot and Birds Hill. Horse racing at Ascot, Windsor, Epsom and Newbury. Shooting at E.J.Churchill Shooting Ground.

DIRECTIONS

From Junction 4 M40.

Take the A404 dual carriageway south towards Maidenhead and the M4. At the M4 roundabout Junction 8/9 follow directions below.

From junction 8/9 M4.

Take the A308(M) towards Maidenhead, at the Braywick roundabout take the 4th exit on to the Ascot Road (A330). Continue on the A303 through Holyport Village then at the small roundabout at Birds Hill Golf Club continue straight over on the A303, up the small incline and follow the road round to the left where after approximately 1 mile turn left into Garsons Lane and after 70m the driveway to the property is found on your right hand side.

General Remarks & Stipulations

Services

The house benefits from mains water, electricity and private drainage (Klargester)

The buildings benefit from mains water, mains electricity and private drainage (Klargester). The paddocks all benefit from mains water fed troughs and land drainage.

Outgoings

The house is registered as Council Tax Band G.

Payable £2,437.95 for 2016/17.

Tenure

The property will be sold freehold with vacant possession.

Planning/Development

The Property is located within the Local Authority of Bracknell Forest Borough Council. The Bracknell Forest Borough Council Local Plan designates the property as being located within the Green Belt.

Method of Sale

The property is offered for sale as a whole by private treaty sale.

Sporting, Mineral and Timber Rights

The sporting mineral and timber rights are included insofar as they are owned.

Photographs

The photographs in these particulars were taken in September 2017

Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these.

The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Where known boundary maintenance responsibilities will be shown by the T marks on the sale plan.

Authorities

Bracknell Forest Borough Council

Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

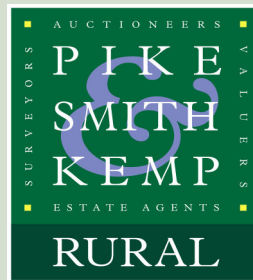
Viewing

Viewings of the property will be strictly by appointment only through the selling agents Pike Smith & Kemp Rural.

Contact

Pike Smith & Kemp Rural, The Old Dairy, Hyde Farm, Maidenhead, Berkshire, SL6 6PQ

John Hunt or Tom McArdle on 01628 777 666



IMPORTANT NOTICE

Pike Smith & Kemp Rural give notice that:

- 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and
- 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.