



BUCK FARM HOUSE

— *Howe Lane, Binfield* —



SE STOWHILL
ESTATES
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES



AN EQUESTRIAN DREAM

*Nestled in the Berkshire countryside between Paley Street and Hawthorn Hill,
this lavishly renovated Grade II listed farmhouse and extensive equestrian facility
is set in 3 acres of grounds.*

*Accessed via a private gated driveway, this is a dream property for luxury
homeowners and horse lovers alike – it really has it all.*



A COMBINATION OF GREATNESS

Combining an incredible location, stunningly renovated Grade II listed farmhouse and equestrian facilities for the most avid of riders to covert, Buck Farm House is a very special property indeed. Finished to an extremely high specification and bursting with original character, from the moment you arrive it's clear to see this is an exceptional home.

The property is accessed via electric security gates with video intercom. Upon entering, you follow the sweeping driveway round to the right past the floodlit manège, stables and paddocks before turning into the courtyard directly outside the house, which has ample parking and turning space for in excess of 6 vehicles.

Looking at what once was the side of the house, the main front door has now been relocated to this aspect for more convenient access. The original front door actually remains aesthetically on one side of the wraparound gardens, along with a commemorative mural denoting the original builder, year of construction and who laid the foundation stone on Oct 14th 1829.

From the courtyard driveway you also have direct access to two of the stables and one of the tack rooms, as well as the rear garden, patio and boot room.





THROUGH THE KEYHOLE

As you climb the two stone steps and enter through the front door into the reception hall, you immediately get a feel for the house. Original flagstone flooring underfoot and a large brick fireplace with copper detailing greet you. High ceilings, large sash windows and lattice door panelling fill the room with natural light. A contemporary feature wall and splashes of bold colour in the furniture and blinds hint at the stylish and marriage of old-meets-new; as does the video intercom and alarm control panel. And all of it feels welcoming, homely, chic yet classical.

To your right, past the fireplace, is the kitchen and this is a true “wow” kitchen. The most recent refurbishment in the property, a beautiful McEvoy

and Rowley installation with two oven AGA, Neff built-in ovens and induction hob, granite worktops and large waterfall kitchen island, full height dual zone wine fridge, under-counter drinks fridge, built in Neff dishwasher, Quooker tap ... the list goes on. In fact, we haven't even touched on the Sonos ceiling speakers or mirrored brick-tile splashback behind the AGA's warming plates, which along with the gold and silver pendant lights over the island, continue to connect the classical farmhouse feel to more contemporary living.

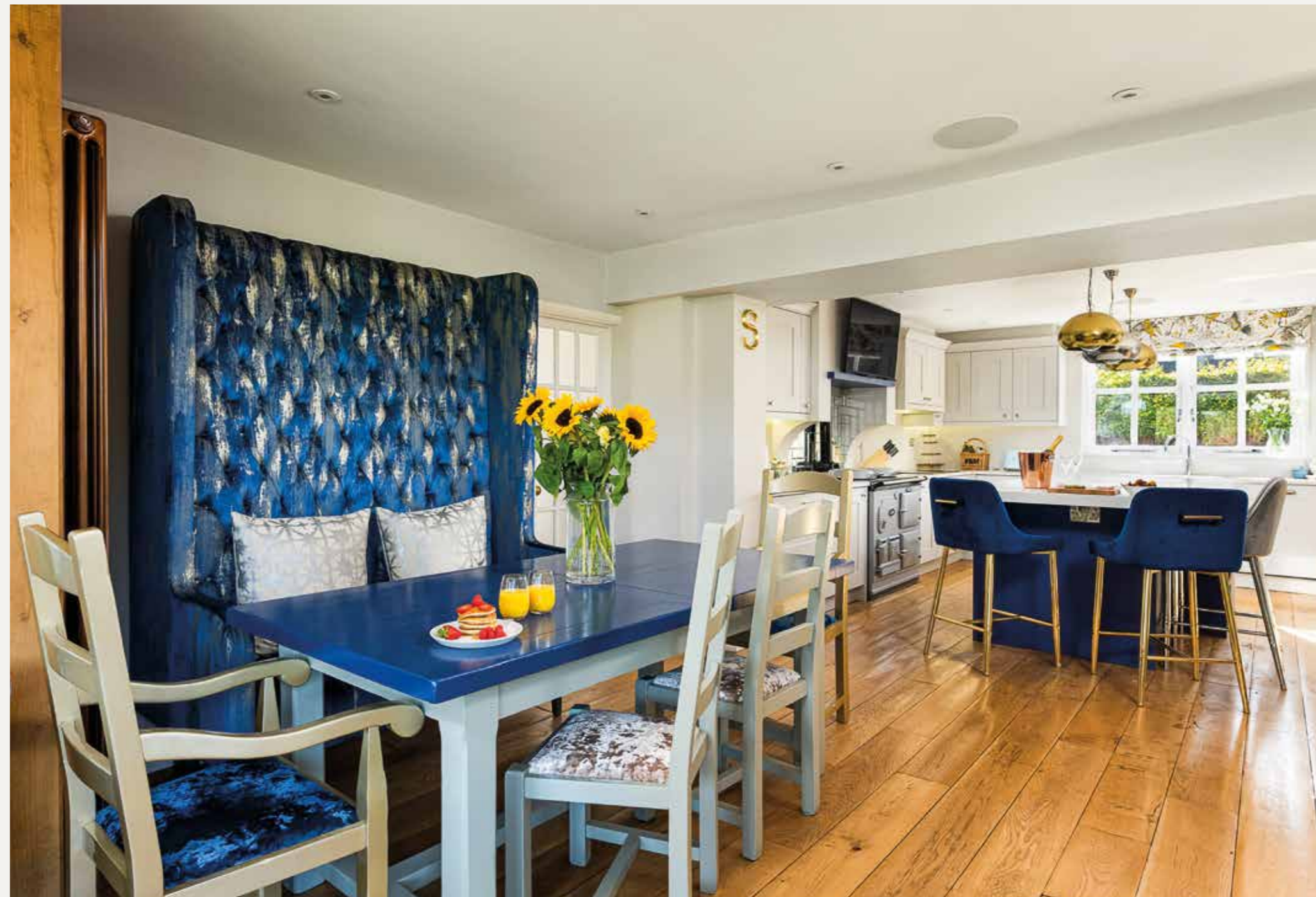
Just off the kitchen is the boot room with quarry tile floor, sink and outside access – perfect for washing off any muddy paw prints to save the oak wood flooring in the kitchen after a long walk.

Next to the boot room door at the far end of the kitchen is the spacious dining area with its exposed brick opening enticing you through towards the large and welcoming expanse of natural light, glass and exposed timber beams that construct the Oak Room. A splendid triple aspect room with French doors on every side and panoramic views of the garden. The vaulted ceiling, log burner and underfloor heating make this room a real year-round living space, be it cosy winter nights stargazing by the fire or summer barbeques on the patio.

Heading back to the entrance hall, past the fireplace and to your right lies the internal hallway. At the far end sits the downstairs WC and on the left is the triple aspect drawing room.

A large and symmetrical space with doors in the centre and fireplace either side, and this is not by chance. Originally this was two rooms either side of a hallway leading to the original front door. The current owners have opened this space up to create a nearly 30-foot-long room that feels eminently capable of hosting large drinks parties yet still homely and comfortable enough to snuggle into with the family and watch a film.

Opposite this room is an opulently proportioned utility room and pantry space with plenty of cupboards and storage as well as a sink and an outside door to the rear garden.







TO SLEEP, PERCHANCE TO DREAM

The large window at the top of the winder staircase provides you with views of the rear garden and third paddock beyond. The landing is bathed in the natural light that comes flooding in and combined with the high ceilings, this creates a lovely sense of openness and space as you turn to proceed towards the first-floor accommodation.



The first room to your left is the Master Suite. As you enter, you pass between the built-in wardrobes and the classically finished ensuite with yet another splash of modernity, albeit almost art deco; an antiqued & patterned mirror-tile wall covering the entirety of one side of the bathroom.

Through the arched doorway into the bedroom itself, it's only at this point the vaulted ceiling is revealed. The dual aspect sash windows offer views over the gardens and the paddocks.



Opposite the master are the second and third bedrooms. Delightfully finished again, combining the character of the high ceilings and fireplaces with the practical modernity of built-in storage and stylish design twists. Both of these large rooms are of equal size with plenty of space and a lovely feel looking out over the open fields opposite.

Continuing along the landing past the classically fitted main family bathroom with double sinks, you arrive at bedroom five. A comfortable double bedroom or, as the current owners have utilised it, a perfect home office overlooking the courtyard driveway.

The final bedroom in this section of the property is bedroom four. A large double bedroom adjacent to the third bathroom which, combined with its location towards one end of the house, gives the potential for it to become a self-contained living space or annex if so desired.



THE GREAT OUTDOORS

Outside the garden is spacious, mature and private. Largely laid to lawn but also featuring a sizeable patio as well as a path running around the outside of the house. Essentially the garden extends around 2 sides of the house, the patio around the third and the courtyard driveway the fourth.

For the green-fingered, there's plenty of opportunity to indulge with a good selection of shrubs, trees and planting in the borders. If that's not enough, there's also a greenhouse and garden shed hidden discretely in the far corner for additional garden delights and tool storage.



EQUESTRIAN PURSUITS

From the patio you can exit the garden via the side gate which leads you out to the main driveway. The primary stable block and tack rooms are on your right, the two larger paddocks directly in front of you and the rest of the equestrian facilities to your left further along the drive towards the main entrance.

The primary stable block consists of stables 1 to 4 (with two larger and two foaling barns) and two tack rooms. Both of these have power and plumbing and one also contains a WC and sink. In terms of layout, one stable, one foaling barn and one tack room faces into and overlooks the courtyard driveway. The opposite side of the block is a mirror image and the stables and tack room look out over the two larger paddocks.

Heading back towards but past the main entrance you arrive at the second stable block for stables 5 and 6. The shelter and hay store back onto this stable block and adjacent to that is the floodlit manège. There's also plenty of room here for horse boxes or trailers as well as the all-important but less glamorous elements required for mucking out.

The final paddock is just the other side of the hedge running along one of the long edges of the manège and is accessed back towards the main entrance of the property. All three paddocks have a hard standing area at their entrance, are fully fenced and also have a water supply.





ROUND AND ABOUT

Buck Farm House is surrounded by picturesque countryside and offers a terrifically balanced lifestyle location for those seeking both tranquillity and accessibility.

For nature enthusiasts, there are a plethora of footpaths, bridleways and walking routes nearby, perfect for invigorating walks or horse-riding adventures.

The property is virtually equidistant from several thriving towns, with Windsor, Ascot, Twyford, Maidenhead and Bracknell all within a 15-minute drive, making it easy to venture into more urban surroundings in just a matter of minutes.

Aside from the obvious appeal of this home for horse enthusiasts, nearby Twyford and Wokingham provide excellent shopping, gyms and evening entertainment, including inviting coffee shops and excellent restaurants catering to various culinary and gastronomic requirements. Alternatively, by heading in the other direction, you could be having tea with the King at Windsor Castle in a matter of minutes or enjoying the sport of Kings at Ascot racecourse.

Twyford and Maidenhead provide very well-connected train stations taking you to London Paddington in less than 25 minutes and

also provide access to the Elizabeth Line. Both of these are just 11 minutes away. Bracknell station is also easily accessible in just 10 minutes, allowing for a direct commute to Waterloo. Those needing to commute by road are blessed with a short journey to the M4, M40, M3 and M25, linking you quickly to London and many international and local airports. Heathrow for example is just 25 minutes away.

For sports fanatics, you're just a cover-drive from Holyport, Warfield and Binfield, all of which can provide a lovely afternoon of cricket - and that's to name but a few options locally. There are several tennis, rugby and football facilities and more golf clubs than you can shake a stick (or perhaps golf club) at, just a short distance away; many of which rank among some of the finest and most renowned in the UK. As for equine pursuits, Ascot and Windsor racecourses are minutes away, as are the Royal Berkshire Polo Club and Guards Polo Club.

When it comes to schooling, you are surrounded by multiple outstanding education options, such as Wellington College, Eton College, Lambrook, St George's, St Mary's, Heathfield and multiple other excellent options.

WHERE TO GO WHEN YOU NEED...



Milk: The closest shop is 5-minute drive to the Co-op in Binfield. There are also a few local farm shops a similar distance away.



Weekly Shop: There are three large Waitrose less than 12 minutes away in Twyford, Wokingham and Bracknell, or a 9-minute drive to Tesco in Warfield. M&S is available in 14 minutes by heading to Maidenhead or The Lexicon in Bracknell.



Sport/Fitness: You're spoilt for choice with horse-riding, country walks and cycling trails on your doorstep. Nearby Twyford and Wokingham have a selection of gyms and yoga studios. Several polo, tennis, cricket, football and rugby clubs surround this area in Twyford, Ascot, Wokingham, Binfield, Holyport and Maidenhead.



Schools: The house is in the catchment area for Waltham St Lawrence Primary, which is rated outstanding by Ofsted. There are also many sought-after independent schools / colleges just a short drive away, including Wellington College, Eton College, Holyport College, Lambrook School, Holme Grange, Ludgrove, Papplewick, St George's, St Marys, Heathfield and many more.



Golf: The property virtually backs on to Bird Hills golf club, and Billingbear is also close by for those looking to pay-and-play. For those seeking memberships, you're not far at all from Wentworth, Sunningdale, The Berkshire, Sunningdale Heath or courses such as Mill Ride or Ascot.



Dinner/Drinks: There are several lovely country pubs in the surrounding area, including The Shurlock Inn in Shurlock Row, which is also a fantastic steak restaurant, The Winning Post in Winkfield, The Green Man or The Castle in Twyford, The Beehive in White Waltham and The George and The Belgian Arms in Holyport. There are also plenty of dining options in the many nearby towns, all of which provide restaurants to suit every taste. If you're looking for something special, the Fat Duck, The Hinds Head or the Waterside Inn in Bray should more than suffice, or you're less than 25 minutes from Woven at Coworth Park, the Hand and Flowers in Marlow or L'Ortolan in Shinfield.



THE FINER DETAILS

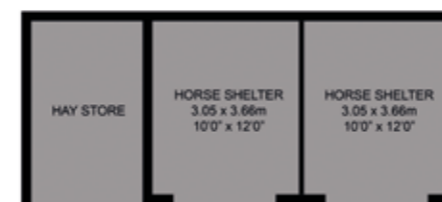
EPC: F

Council Tax Band: G

Heating: Oil

Distances:
 10-minute drive to the M4
 11-minute drive to Twyford or Maidenhead train stations
 10-minutes to Bracknell train station
 23-minute drive to Heathrow Airport

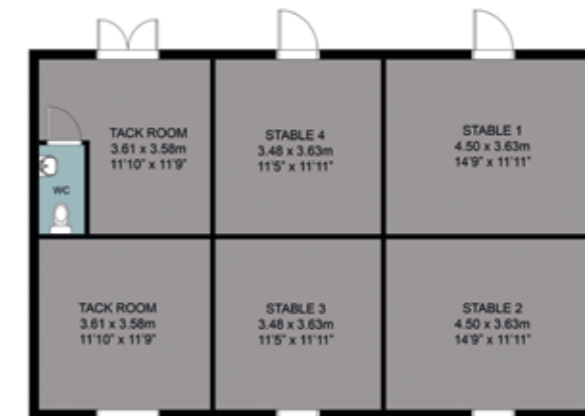
Local Authority: Royal Borough of Windsor & Maidenhead



Hay Store / Horse Shelters



Stables 5&6



Stables 1-4 / Tack Room



Ground Floor

First Floor

Ground Floor	139 sq.m / 1496 sq.ft
First Floor	120sq.m / 1292 sq.ft
Total	259 sq.m / 2792 sq.ft
Stables 1-4/Tack Room	86 sq.m / 925 sq.ft
Stables 5 & 6	26 sq.m / 285 sq.ft
Horse Shelter/Hay Store	23 sq.m / 246 sq.ft
Total Equestrian	35 sq.m / 1453 sq.ft
Total	395 sq.m / 4248 sq.ft

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