ALBANY HOUSE
WINKFIELD, WINDSOR

An attractive detached family home
Reception vestible • Reception hall • Dining Room
Television room • Garden room • Drawing room
Cloak room with guest toilet • Kitchen / breakfast room
Butlers pantry • Sitting room • Utility/boot room

Master bedroom with en suite, study and dressing room • Six further bedrooms, two with en suite • Family bathroom

Self contained annex comprising two en suite bedrooms, sitting room/kitchenette and gym
Garaging and South facing gardens
All in about 0.83 acres (0.34 hectares)

Ascot station 4 miles providing regular services to London (Waterloo) in approximately 55 minutes • Bracknell station 4 miles • Ascot High Street 3.7 miles • Windsor 5.7 miles • Heathrow Airport 15 miles • Central London 30 miles
(all distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
**ADDRESS**
Albany House, Church Road, Winkfield, Windsor, Berkshire, SL4 4SE

**Situation**
Albany House is an attractive family home with extensive living accommodation extending to c.4722 sq ft and a glorious rear garden backing onto farmland. Set in 0.83 acres.

**Schools:** There are also many good state and independent schools in the local area including Lambrook in Winkfield Row, St Mary’s School and Winkfield Montessori. The American Community School, Royal Holloway in Egham, Wellington College in Crowthorne, Eton College and Upton House in Windsor.

**Entertainment:** Golf courses at Windlesham, Sunningdale, Swinley and Wentworth. Health Clubs at The Berystede, Coworth Park and Pennyhill Park. Cinemas and theatres at Camberley and Windsor.

**Restaurants:** The house is within walking distance of the well known gastro pub and restaurant, The Winning Post. There is also the Michelin star pub called the Royal Oak at Paley Street and the Waterside Inn, Fat Duck in Bray.

**Walking & Riding:** There are many walks in the area including Windsor Great Park, Chobham Common and Virginia Water. Sporting facilities in the area include golf at Windlesham, Sunningdale and Wentworth, polo at Smith’s Lawn in Windsor Great Park and at the Royal County of Berkshire polo club in Winkfield. Racing at Windsor and Ascot.

**Travel:** Easy access to the M4 and M25. Ascot rail station has links to London (Waterloo). Heathrow airport can be accessed via the A30 or M25.
Gardens and grounds
Located in a semi-rural location, this wonderful home benefits from a glorious rear garden backing onto farmland. Set in 0.83 acres. To the front, the property is approached via electrically operated double gates opening onto a shingle driveway that leads to the double garage and provides parking for several cars.

Directions (Postcode SL4 4SE)
From Knight Frank’s office in Ascot High Street, turn left. At the mini roundabout take the first left onto the A330. Follow the road to the two mini roundabouts. At the first, take the second left and the first left at the second, continuing on the A330. Follow for approx 1 mile and take a turning on your left named Lovell Road A330. Follow this road for further 1.5 miles. Take the turning on the right into Ryemead Lane and Albany House can be found a short distance on the left hand side.

Services
We are advised by our client that gas, electricity, water and drainage are all mains supplied.

Fixtures and fittings
All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are excluded from the sale. However, certain items may be available by separate negotiation.

Local authority
Bracknell Forest Borough Council