

# WILDWOOD

Winkfield, Windsor, SL4

Branch  
Properties  
ACCESSIBILITY SPECIALISTS





*'Amazing opportunity to adapt this large single storey property for a fully inclusive forever home'*

# Wildwood

Winkfield, Windsor, SL4

A unique opportunity for anyone who has accessibility requirements to design and build an iconic property in this desired location between Windsor and Ascot

- Fabulously *Unique* Property.
- Opportunity to design your dream property.
- A wonderful canvas to create the perfect accessible and functional home.
- Substantial 6775 sq ft single storey property.
- Fully accessible throughout.
- Internal Courtyard.
- Two kitchens - one external (with another courtyard).
- Separate Annex that will be perfect for full time carers living in.
- Huge Kitchen/Living area with fantastic views.
- Space for six vehicles.

This could be the ideal opportunity for anyone looking for expansive inclusive living with a beautiful internal courtyard and vast outside space. The configuration and style of the property both internally and externally has been cohesively and professionally designed as demonstrated in the CGI images that have been produced.

Currently the property has been configured with 5 double bedrooms, four reception rooms, a study, cinema room/gym (or therapy room) an indoor courtyard with wine cellar and a separate annex.

However, the property remarkably and uniquely can be re-designed to your preferred layout. The potential for the purchaser of this vast level access 6775 sq ft property is considerable as they will be able to re-design as little or as much of the proposed layout and room configurations to suit the client's needs and requirements.

This property offers a ready-to-go solution where the client can be involved with the design and layout. Simply a unique and bespoke opportunity where the purchaser can influence and design the perfect and functional residence.

The development can come complete with a design and build team who will work with the buyer to design and deliver the purchasers bespoke, dream forever home. (Design and build costs based on the CGI's are around £1m-£1.2m + vat).

This project will really appeal to an end user who wants the opportunity to design the house and layout in a way that works for them. As well as a unique and bespoke design, another benefit of doing a client build is that they will only pay stamp duty on the purchase price (i.e. pre-design).





*The Courtyard*





Can be re-designed

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Areas and distances are approximate only. Photographs only include CGI images. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Outside

Outside offers opportunities offers external alterations and associated parking and amenity area. All of this set in over one acre of semi-rural location and desired location between Windsor and Ascot.

## Location

Mounts Hill is located near to the small village of Woodside and Winkfield, has two local public houses, The Duke of Edinburgh and The Rose & Crown, plus Loch Fyne. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park.

## Schools

Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist.

## Transport

The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Winkfield is also convenient for the M3, M4, M25 and Heathrow Airport.

