



MEADOW COTTAGE  
*Warfield, Berkshire*

**SE**  
STOWHILL ESTATES  
BERKSHIRE  
SELLING UNIQUE AND BEAUTIFUL HOMES

## A HIDDEN GEM ON ONE OF WARFIELD'S MOST DESIRABLE LANES

Tucked away along the ever-popular Osborne Lane, Meadow Cottage sits quietly within a setting that perfectly balances countryside charm with everyday convenience. This is a location that feels wonderfully removed from the pace of modern life, yet remains just minutes from Bracknell, excellent transport links and all the essentials. The lane itself has a certain understated appeal, lined with individual homes and framed by open green space, setting the tone before you even reach the property.

Approaching the house, the sense of space is immediately apparent. A gated entrance opens onto a generous driveway with ample parking for ~six vehicles, leading you towards the detached garage. There is also a large private front lawn neatly framing the house beyond. There is a calm, rural stillness here, the kind that becomes increasingly rare yet instantly appreciated.





# A WARM AND CHARACTERFUL WELCOME

Stepping inside, Meadow Cottage delivers exactly what you would hope for from an early 20th century home. There is a natural warmth, character and familiarity to the layout, with some lovely features subtly woven into a practical and well-considered arrangement of space.

The large entrance hall provides a central point of connection, guiding you effortlessly through the ground floor. Underfoot, attractive slate tiling adds both texture and durability, complemented by the comfort of underfloor heating which also continues into the kitchen, but we'll come back to that later.

Ahead of you, the main living room is a particularly inviting space. Generous in size and filled with natural light, it centres around an open fire at one end, creating a focal point that feels equally suited to cosy winter evenings or relaxed weekend afternoons. French doors open directly onto the garden, allowing the outside to become part of the experience during the warmer months while double doors connect directly to the dining room, allowing you to open the space up or keep it separate.





# EVERYDAY LIVING, THOUGHTFULLY ARRANGED

The kitchen sits at the heart of the home, combining a traditional feel with practical modern touches. Fitted with Bosch appliances including a gas hob and oven, it offers everything required for day-to-day cooking while maintaining a comfortable, lived-in atmosphere. There is also space for an under-counter fridge and a separate space for a drinks fridge, making it well suited to both family life and entertaining.

A large utility room is accessed from one corner of the kitchen, providing excellent additional storage and workspace. With enough room for a freestanding American-style fridge freezer and further appliances, it keeps the practical elements of daily life neatly contained and out of sight as well as providing a back door to the side of the property, perfect for coming and going as you return from a walk, perhaps with a muddy dog you want to keep out of the house for a bit.







Flowing naturally from the corner of the kitchen, the dining room enjoys a pleasant outlook to the garden and fields beyond and offers a dedicated space for shared meals, whether informal breakfasts or more formal occasions. It is easy to imagine this becoming a well-used part of the home, particularly when hosting friends or family. Like the living room, it also has a set of French doors out to the patio and back garden so it's a great space in both summer as well as winter.

Completing the ground floor is a well-positioned WC and coat/storage cupboards attached to the large entrance hall.





# COMFORTABLE AND WELL-BALANCED ACCOMMODATION

Upstairs, the first floor continues the same sense of balance and proportion. Four bedrooms are arranged around a central landing, three of which are comfortable doubles.

The principal suite stands out as a particularly generous room, offering both space and privacy.

Its en suite bathroom benefits from underfloor heating, adding a touch of everyday luxury, while the overall layout allows for a calm and restful environment at the end of the day. There's also built-in storage space as well as a handy nook which can be used for a dressing table, while the view out of the window over the gardens and fields beyond provides the cherry on top.





The remaining bedrooms are all well-sized and versatile, easily accommodating family, guests or home working if required. Bedroom 2 and 3 are both doubles, with bedroom 2 at the front of the property and bedroom 3 at the rear, meaning it also benefits from the views. Bedroom 4 is a smaller room, again at the rear of the property, with views over the gardens and fields. Were it not required as a bedroom, it would make an excellent dressing room or office due to its central location and proportions. At the end of the landing is a family bathroom which serves these rooms, ensuring practicality for a busy household without compromising on comfort.





# GARDENS & GROUNDS THAT TRULY SET THE SCENE

While the house itself is full of character, it is the grounds that elevate Meadow Cottage into something quite special. Sitting within approximately 0.63 acres, the plot offers a rare sense of space and freedom.

The rear garden, which faces west, is particularly impressive. As the day draws on, the light settles across the lawn and towards the river beyond, creating a peaceful backdrop that changes with the seasons.

Aside from the extensive lawn there is also a vegetable garden, fenced off from the main garden, with raised sleeper beds.

At the far end, the garden gently meets a charming stretch of the River Cut, adding both visual interest and a sense of tranquillity that is difficult to replicate. This is fenced from the garden but there is a sleeper-laid staircase down to a landscaped section directly onto the river, an opportunity to sit by the water and contemplate life.





On the other side of the river bank, open farmland extends the view even further, reinforcing the feeling of being immersed in the countryside.

The octagonal summer house provides a standout feature. Set on newly laid decking overlooking the river, it is equipped with power, internet and a log burner, and provides a versatile space that could serve equally well as a garden office, games room or a place to host friends on a relaxed evening. Sitting on the decking or in the summer house, overlooking the water and fields beyond, it is easy to lose track of time.



There are several areas designed for enjoyment and entertaining. A purpose-built outdoor space has already been prepared for a hot tub, offering an ideal spot to unwind. Within this area is also a garden bar with power and serving hatches, making it easy to refill your glass even when you are in the hot tub. It also provides a convenient space to leave clothes or robes for changing into/out of.

Additional outbuildings, including a detached garage and shed, provide useful storage and further flexibility for hobbies or projects. The property has wide side access from the front as well as two log stores, one at the side and one nearest the garage.





## POTENTIAL TO EVOLVE

One of the most compelling aspects of Meadow Cottage is the opportunity it presents for future enhancement. The generous plot and existing layout offer clear scope for extension or reconfiguration, subject to the usual permissions.

For buyers looking to create something more bespoke over time, this is a property that can adapt, grow and add value, while already offering a comfortable and characterful home in its current form.



## A LIFESTYLE AS MUCH AS A HOME

There is a particular lifestyle attached to a property like this. Morning walks directly from your doorstep, evenings spent in the garden as the sun sets over the fields, or simply the quiet satisfaction of living somewhere that feels both connected and removed in equal measure.

At the same time, the practicalities remain firmly in place. High-speed fibre broadband is available to the property, ensuring the home is as functional for modern working as it is for relaxation.

Meadow Cottage is a rare find. A home that combines character, space and setting in a way that feels both natural and enduring. Whether enjoyed as it stands or evolved over time, it offers a lifestyle that is increasingly sought after yet seldom available in such a well-connected location.

For those looking to balance countryside living with convenience, this is an opportunity not to be missed.



# ROUND AND ABOUT

Meadow Cottage is surrounded by green space, making it an exceptional base for outdoor living, whether that's a quick morning walk or longer weekend rambles. Within around five minutes on foot, you can reach the 24 hectares of Frost Folly park, which is set to expand further and already connects seamlessly to Windmill Meadows. Alternatively, a short drive takes you to Cabbage Hill, a local favourite for its far-reaching views and particularly impressive sunsets.

The wider area is dotted with characterful and often under-the-radar destinations. Moss End Garden Centre is a standout, offering a collection of independent shops, boutiques and eateries, along with a falconry centre. A little further afield, yet still accessible via attractive bridleways and quiet country lanes, Fernygrove Farm provides a welcoming coffee shop alongside its highly regarded butcher.

For eating and drinking, you are well placed. The Yorkshire Rose and The Plough & Harrow are both within easy walking distance at the end of the lane, while The Shepherds House and The Cricketers offer further options nearby. For those with a taste for something more refined, the village of Bray is just 15 minutes away, home to some of the country's most celebrated restaurants, including Woven at Coworth Park. Closer to home, excellent gastro-pubs such as The Winning Post, The Shurlock Inn, The White Hart and The Beehive offer quality dining without the need to travel far.

For shopping and leisure, The Lexicon in Bracknell is just a 5-minute drive, offering a vibrant mix of retail, restaurants and well-known brands including Waitrose and M&S. Windsor and Reading are both within approximately 15 minutes, providing an even wider selection. For day-to-day essentials, a large Tesco is just a few minutes up the road, complete with pharmacy, petrol station and additional services.

Sporting and leisure facilities are abundant in the immediate area. Warfield Cricket Club is just at the end of Osborne Lane and provides both a social and recreational hub, alongside a park and playing fields. There are numerous tennis, rugby and football clubs locally, while golf enthusiasts are particularly well catered for with an array of prestigious courses nearby, including Wentworth, Sunningdale and The Berkshire. For equestrian interests, Ascot and Windsor racecourses are only minutes away, along with the Royal Berkshire Polo Club and Guards Polo Club.

When it comes to schooling, the area is exceptionally well served. Highly regarded options such as Lambrook, Ranelagh, Kings Academy and Whitegrove are all within approximately 3km, alongside a number of other well-performing primary and secondary schools. Renowned independent schools including Wellington College, Eton College, St George's, St Mary's, Ludgrove and Heathfield are also within comfortable reach and are popular choices for local families.

For commuters, connectivity is excellent. Bracknell station is around a 5-minute drive, providing direct services to London Waterloo. Twyford and Maidenhead stations are both approximately 20 minutes away, offering fast trains to London Paddington in under 25 minutes, as well as access to the Elizabeth Line. Road links are equally convenient, with the M4, M3, M40 and M25 all easily accessible, connecting you to London and beyond. Heathrow Airport is also within around 30 minutes, making both business and leisure travel straightforward.

From countryside walks and excellent schooling to outstanding dining and transport links, Warfield offers a rare balance of village charm and modern convenience, making it a consistently sought-after place to call home.



# THE FINER DETAILS

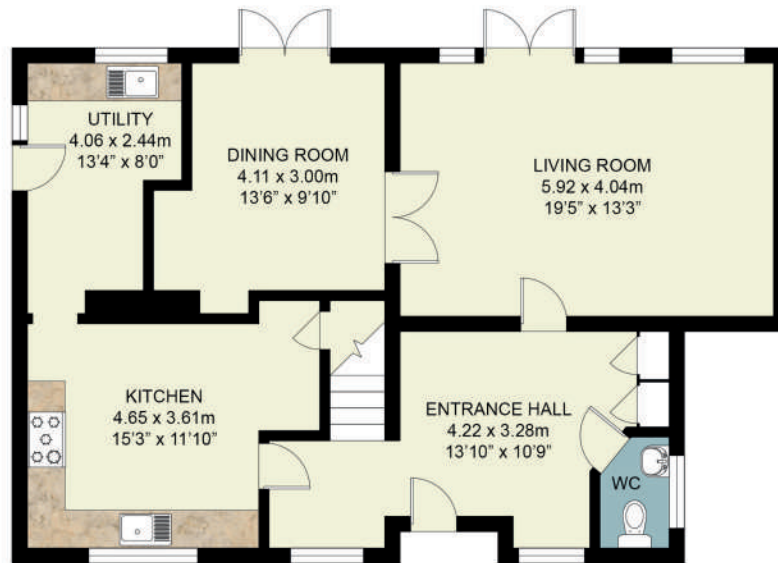
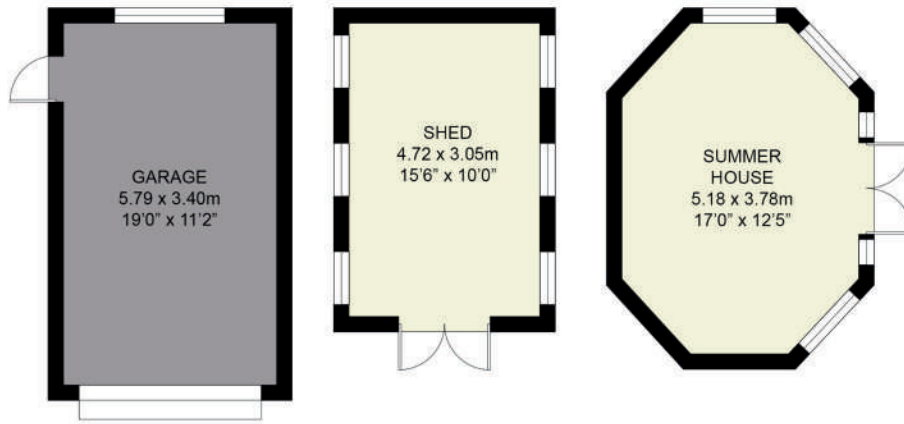
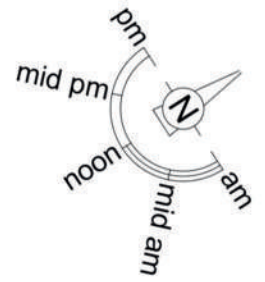
Local Authority      Bracknell Forest  
 EPC                      D  
 Council Tax Band    G  
 Services                Mains electricity, gas, water and drainage  
 Heating                 Gas central heating & electric underfloor heating

Distances

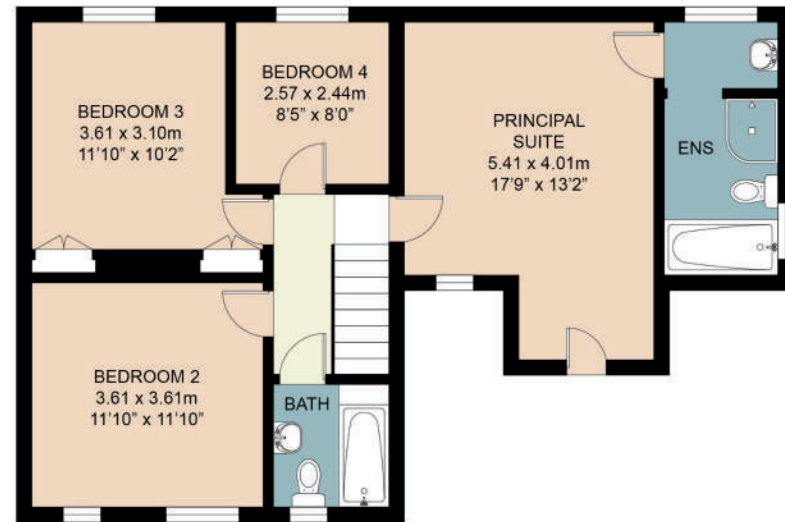
Bracknell Train Station - 2 miles  
 Twyford Train Station - 7.3 miles  
 Maidenhead Train Station - 7.2 miles  
 Heathrow - 19.6 miles  
 M4 Motorway - 5.8 miles  
 M3 Motorway - 7.1 miles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE AREA:**

GROUND FLOOR	87 m <sup>2</sup>	939 ft <sup>2</sup>
FIRST FLOOR	71 m <sup>2</sup>	763 ft <sup>2</sup>
<b>TOTAL ACCOMODATION</b>	<b>158 m<sup>2</sup></b>	<b>1702 ft<sup>2</sup></b>
GARAGE / OUTBUILDINGS	54 m <sup>2</sup>	578 ft <sup>2</sup>
<b>TOTAL</b>	<b>212 m<sup>2</sup></b>	<b>2279 ft<sup>2</sup></b>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



**SE** STOWHILL  
ESTATES  
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

Watch the video



Arrange a viewing



0118 207 30 30 | [berkshire@stowhillestates.com](mailto:berkshire@stowhillestates.com)