



4 HONEYSUCKLE COPSE

Warfield, Berkshire



STOWHILL ESTATES
BERKSHIRE
SELLING UNIQUE AND BEAUTIFUL HOMES

PARKLAND ON YOUR DOORSTEP

There is something particularly appealing about living on the edge of a modern development, where the convenience and reassuring sense of community remain, but open space feels tantalisingly close. At Honeysuckle Copse, that balance is particularly well struck. Cabbage Hill is visible from the front door and its open green space can be reached in a matter of seconds, making morning dog walks, weekend runs or simply getting outside with the children wonderfully easy.

Built by Berkeley Homes in 2019 as part of the ever-popular Woodhurst Park development, this handsome detached home offers 1875 sq ft of well-planned accommodation, in addition to a detached double garage. Attractive proportions and a pleasingly symmetrical frontage create a smart first impression, while the driveway provides comfortable parking for four cars with space for 2 more in the garage.





A WARM WELCOME

Step inside and you can see this house has been designed around modern family life. Underfloor heating extends throughout the ground floor and the entrance hall provides access to the principal living spaces, with a useful WC tucked away to the right of the front door.

Directly opposite is a dedicated study. This is a proper, usable room rather than somewhere a desk has simply been squeezed into, making it an excellent home office, although it would work equally well as a playroom, homework room or perhaps a snug as requirements change over time.

Next door to this, at the bottom of the stairs, is the entrance to the living room, which feels both spacious and homely. Its double-aspect design brings in plenty of natural light, culminating in French doors at the rear which open directly onto the garden patio. It is easy to imagine these doors flung open on a warm afternoon, allowing everyday life to spill outside without turning the sitting room into an overly formal space reserved for special occasions.







THE HEART OF THE HOME

On the opposite side of the house is the kitchen and dining room, another generously proportioned, triple-aspect space and undoubtedly one of the rooms everyone will gravitate towards.

The Euro Cucina kitchen has a clean, contemporary finish and incorporates a large breakfast bar, providing somewhere for a quick coffee, casual breakfast or conversation while dinner is being prepared. Integrated Bosch appliances include two single ovens, a microwave oven, induction hob, dishwasher and separate tall fridge and freezer, giving the room plenty of practical substance alongside its good looks.

Beyond the kitchen, there is ample room for a full-sized dining table and, once again, bifold doors open directly onto the rear patio and garden. With both this room and the living room independently connected to the outside, the rear of the house works particularly well when friends and family are over. Open both sets of doors and there is an easy flow between cooking, eating, relaxing and the garden beyond.

A separate utility room sits just off the kitchen, keeping laundry and household paraphernalia out of the main living space, and also provides another door directly into the garden. Plumbing has additionally been prepared for the installation of a water softener under the kitchen sink.



A BEDTIME STORY

Upstairs are four well-proportioned bedrooms and three bathrooms, including two en suites, a configuration that works particularly well for families and visiting guests.

The principal bedroom is positioned at the rear, overlooking the garden, and includes two sets of bespoke fitted wardrobes providing plenty of integrated storage. Its private en suite completes the room nicely, creating a comfortable retreat at the end of the day.







Bedroom 2 is also positioned at the rear and benefits from its own en suite shower room, making it particularly useful for older children, long-term guests or visiting family who appreciate a little more independence.



Bedrooms 3 and 4 are across the landing at the front of the house, both of which are good-size double rooms with space for other furniture.

The family bathroom is conveniently positioned halfway along the attractive landing, between bedrooms 3 and 4.

Collectively, the first floor feels sensibly arranged, with enough bathroom provision to avoid the inevitable morning queue and four bedrooms that are genuinely useful rather than simply making up the numbers.



CONNECTED LIVING

There are several less immediately visible details here that make a meaningful difference to everyday life. Hard-wired internet points, TV connections are provided to multiple rooms, while a built-in Wi-Fi extension carries coverage into the garden and detached garage.

That connectivity is particularly useful when the garden becomes another living and entertaining space during the warmer months, while external power sockets provide additional flexibility for lighting, garden equipment and outdoor gadgets.



SPACE FOR CARS, BIKES AND EVERYTHING ELSE

Sitting separately from the house is the substantial double garage, providing space for two cars as well as useful storage. It has power, lighting and electric doors, so it is equally valuable for anyone needing room for bikes, tools, sports equipment or hobbies.

The driveway comfortably accommodates another four cars, while visitor parking around the development provides useful additional capacity when friends and family arrive.



MAKE THE MOST OF THE GARDEN

The rear garden is a particularly enjoyable part of this home. It is a generous and genuinely usable size for a modern development, with a lawn, planted borders and trees providing greenery around the perimeter. There's also an excellent out-of-sight place down one side of the house to add a garden shed if you wanted additional storage.

A broad patio runs along the rear of the house, directly linking the bifold doors from both principal living spaces to the garage and creating an obvious spot for a dining table, barbecue or somewhere to sit outside with a morning coffee.

However, the current owners have gone a step further at the rear of the double garage, creating a separate landscaped entertaining area with its own patio, hot tub and fixed pergola. The pergola's adjustable louvred roof can be opened to enjoy the sunshine or closed to provide shelter, extending the usefulness of the space well beyond perfect summer days. Set slightly apart from the house and main lawn, it feels like a destination within the garden in its own right - somewhere for drinks with friends, a relaxed evening in the hot tub or simply another place to escape to at the end of the day.





THE BEST OF BOTH WORLDS

For us, the positioning of Honeysuckle Copse is one of its strongest attributes. Woodhurst Park offers the advantages people seek from a thoughtfully planned modern development, yet this particular home sits close to its edge, with Cabbage Hill almost immediately accessible from the front door.

That combination gives family life plenty of flexibility. Children have open space close at hand, dog ownership becomes considerably easier and heading out for a walk or run doesn't require getting into the car first. At the same time, you return home to the convenience of a modern Berkeley Homes-built property, with a large garage, good parking and an interior designed for the way families actually live.

The house itself strikes a similarly useful balance. At around 1900 sq ft it feels spacious without becoming unnecessarily sprawling, and rooms such as the study, utility, double-aspect living room and large kitchen/dining room all earn their place. Add four bedrooms, three bathrooms and that entertaining space in the garden and this is a home with plenty to offer both during the working week and at weekends.





ROUND AND ABOUT

Woodhurst Park was conceived around its green setting, with landscaped open spaces, woodland, nature trails, a village green and pond forming part of the wider development. Cabbage Hill sits immediately alongside Honeysuckle Copse and, from this particular house, access is just seconds away - a considerable lifestyle benefit for walkers, runners, families and four-legged residents alike.

For shopping, dining and entertainment, The Lexicon in Bracknell is around 1.4 miles away and provides a broad selection of shops, restaurants and leisure facilities, alongside Waitrose. Bracknell railway station is approximately 1.6 miles away, with services towards Reading and London Waterloo, while the position between Bracknell and Wokingham puts the amenities of both towns within easy reach.

Road connections are equally convenient, with access to the A329(M), M3 and M4 providing routes towards Reading, London and the wider motorway network. Ascot and Windsor are also readily accessible for further shopping, dining, leisure and days out.

Families have a good selection of education nearby, including Warfield Church of England Primary School, while secondary and independent options can be found throughout Bracknell, Binfield and the wider Berkshire area.

Ultimately, Honeysuckle Copse offers something that can be difficult to replicate - the practicality, specification and community of a modern Berkeley development, combined with the feeling that the countryside begins almost as soon as you step outside the front door.

THE FINER DETAILS

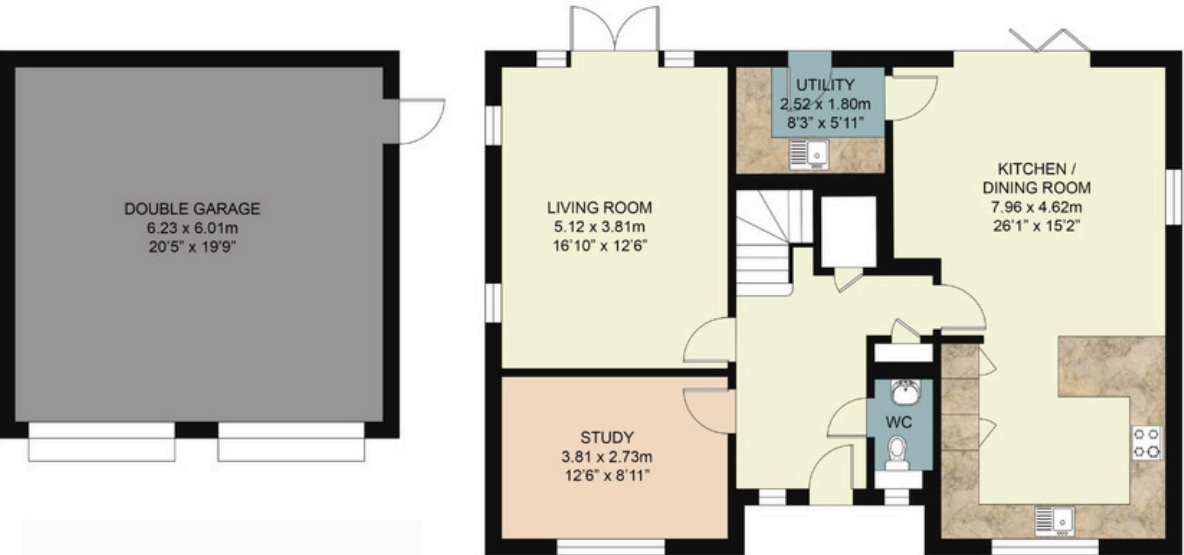
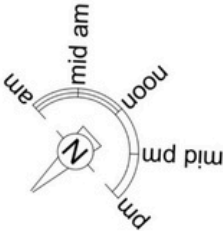
Local Authority	Bracknell Forest Council
EPC	B
Council Tax Band	G
Services	Mains electricity, gas, water & drainage
Heating	Gas central heatin. Underfloor heating downstairs
Distances	Bracknell Station - 1.8 miles Twyford Station - 7 miles The Lexicon - 1.4 miles Wokingham - 4 miles M4 Junction 10 - 5 miles M3 Junction 3 - 7.5 miles Heathrow Airport - 18 miles



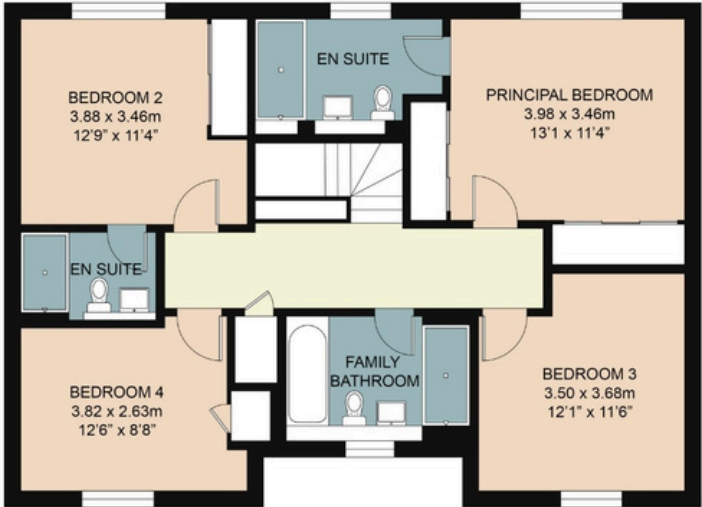
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROXIMATE AREA:		
GROUND FLOOR	87 m2	938 ft2
FIRST FLOOR	87 m2	937 ft2
TOTAL ACCOMMODATION	174 m2	1875 ft2
GARAGE	37 m2	403 ft2
TOTAL	211 m2	2278 ft2



GROUND FLOOR



FIRST FLOOR

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