

# HOPE FARM WINKFIELD

SL4 4QU

Just two beautifully crafted, brand-new homes in one of  
Berkshire's most prestigious countryside settings.

A joint venture project



**LUSO**  
NEW HOMES

[www.lussonewhomes.com](http://www.lussonewhomes.com)

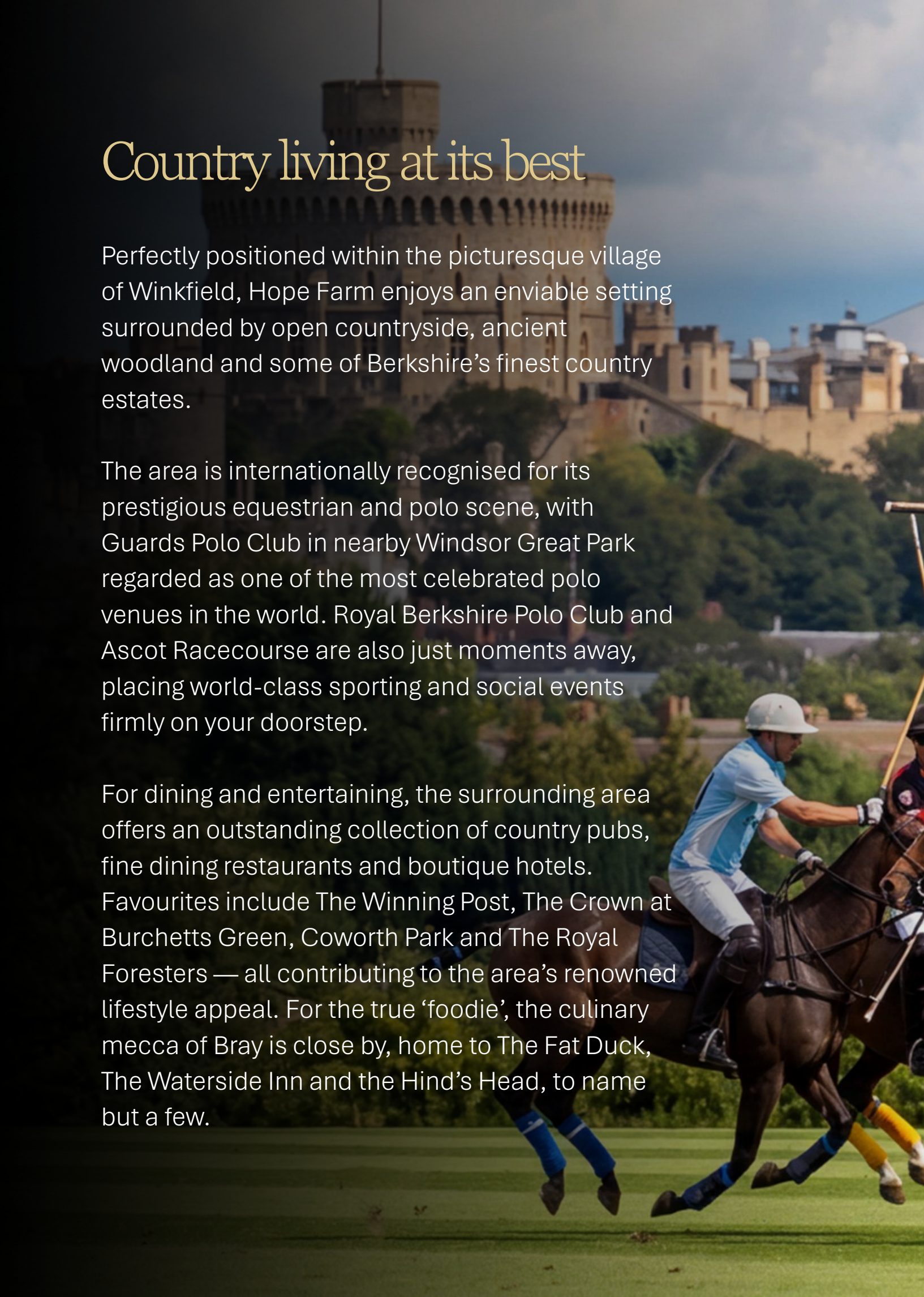


# Country living at its best

Perfectly positioned within the picturesque village of Winkfield, Hope Farm enjoys an enviable setting surrounded by open countryside, ancient woodland and some of Berkshire's finest country estates.

The area is internationally recognised for its prestigious equestrian and polo scene, with Guards Polo Club in nearby Windsor Great Park regarded as one of the most celebrated polo venues in the world. Royal Berkshire Polo Club and Ascot Racecourse are also just moments away, placing world-class sporting and social events firmly on your doorstep.

For dining and entertaining, the surrounding area offers an outstanding collection of country pubs, fine dining restaurants and boutique hotels. Favourites include The Winning Post, The Crown at Burchetts Green, Coworth Park and The Royal Foresters — all contributing to the area's renowned lifestyle appeal. For the true 'foodie', the culinary mecca of Bray is close by, home to The Fat Duck, The Waterside Inn and the Hind's Head, to name but a few.





# Hope Farm West



Computer generated image for illustrative purposes only



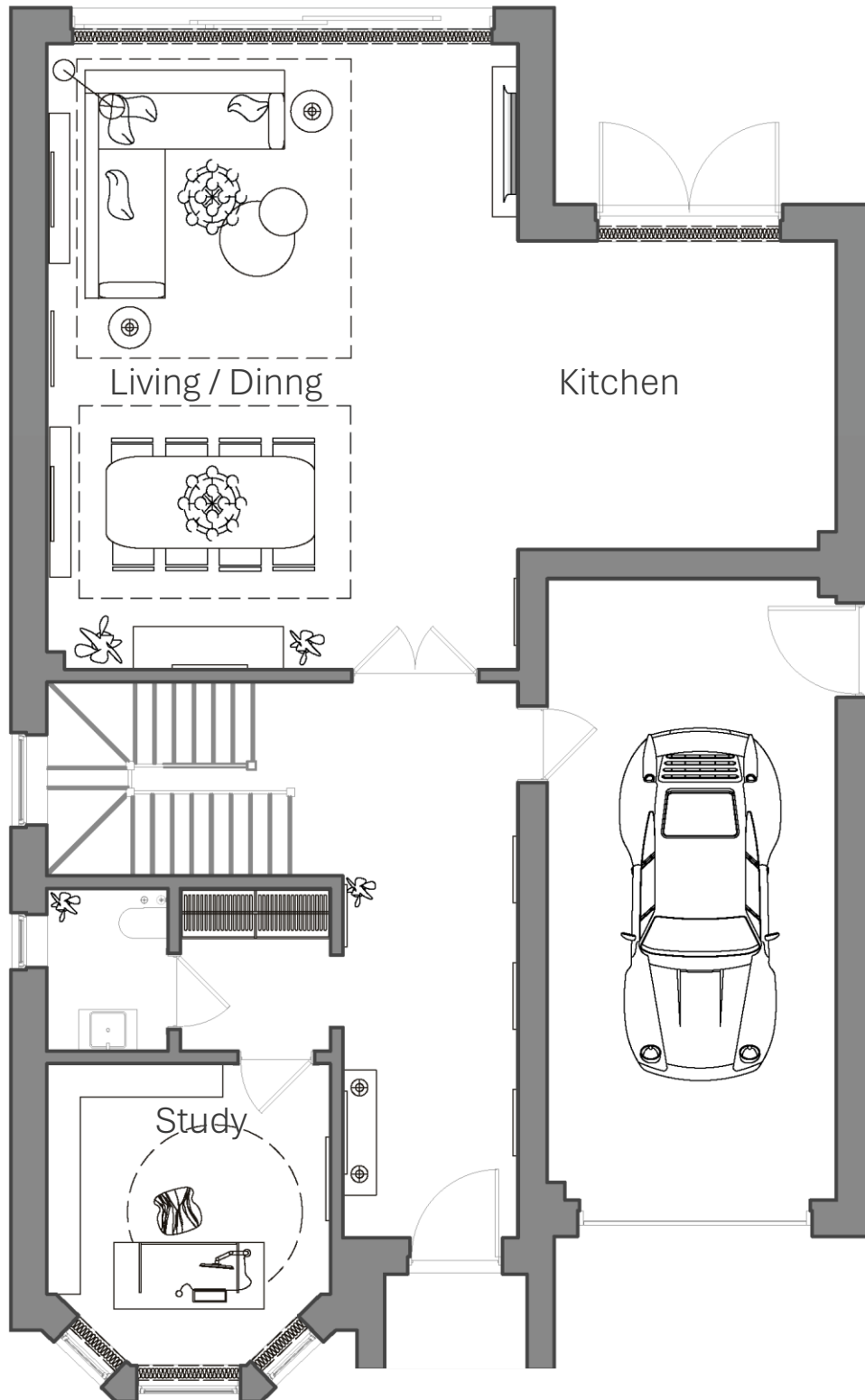
# Hope Farm East



Computer generated image for illustrative purposes only



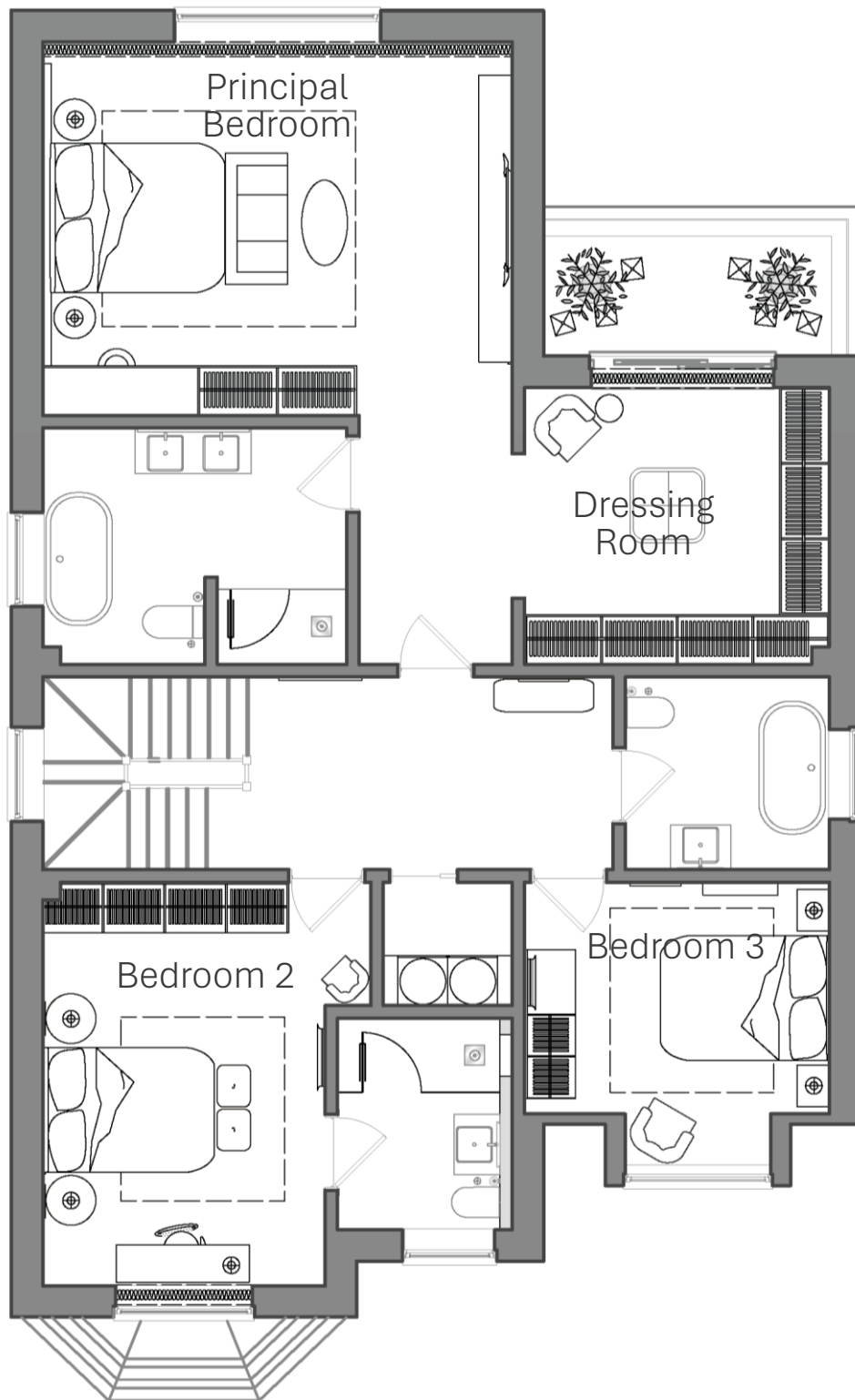
# Floor Plans



## Ground floor

Living / Dining Room 7.55mx3.70m 24'9x12'2  
Kitchen 3.75mx3.50m 12'4x11'6  
Study 3.37mx2.80m 11'x9'2

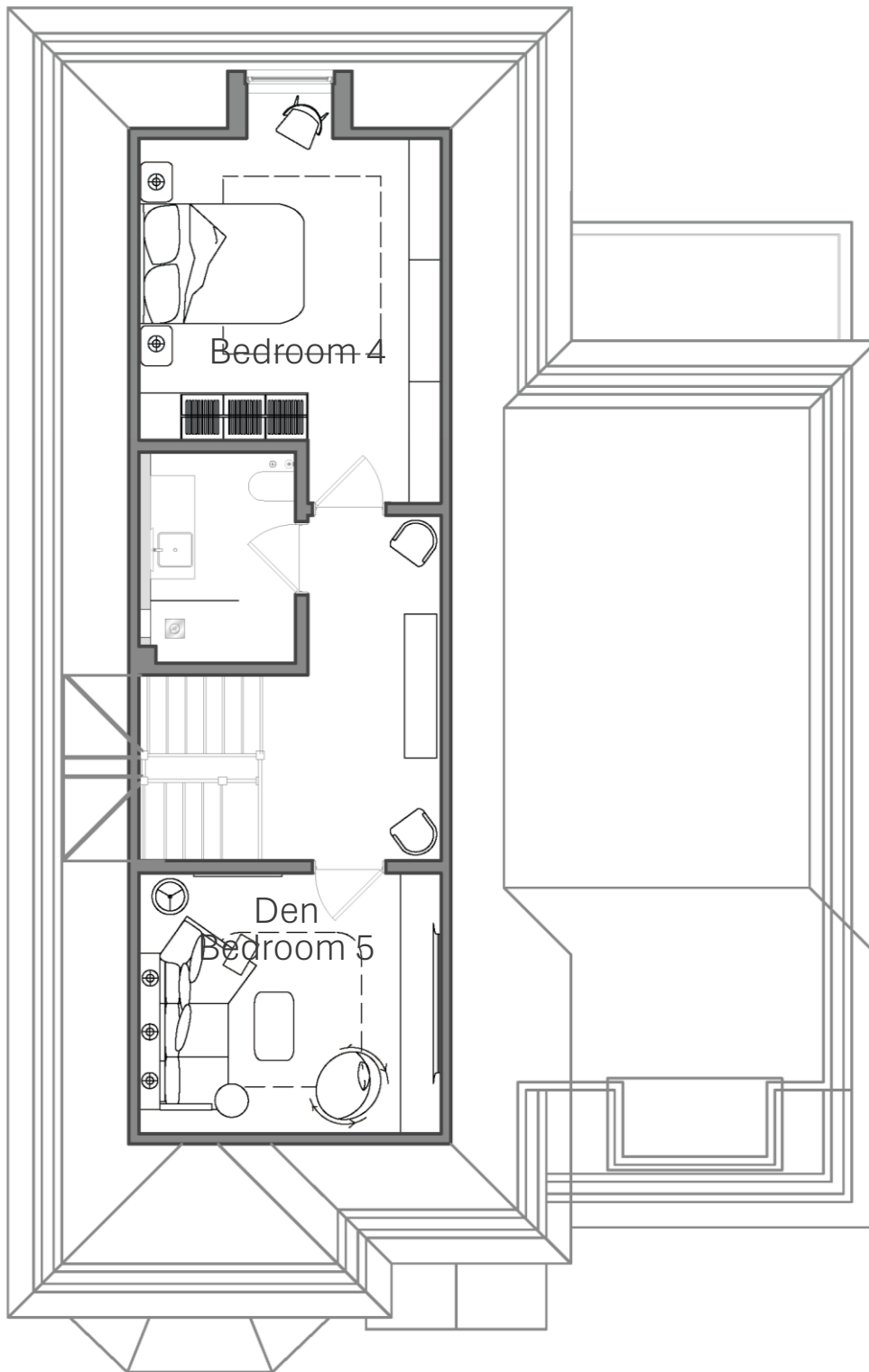
# Floor Plans



## First floor

Principal Bedroom 4.91mx3.39m 16'1x11'1  
Dressing Room 4.47mx2.84m 14'8x9'4  
Bedroom 2 4.55mx3.39m 14'11x11'1  
Bedroom 3 4.16mx3.65m 13'8x12'0

# Floor Plans



Second floor

Bedroom 4 3.82mx3.31m 12'6x10'10  
Den / Bedroom 5 3.82mx3.31m 12'6x10'10



Windsor Great Park

# Exceptional connectivity

Despite its idyllic countryside setting, Winkfield is exceptionally well connected. Ascot station provides regular direct services to London Waterloo, whilst nearby Maidenhead offers Elizabeth Line connections into Central London, Canary Wharf and Heathrow Airport. The M3, M4 and M25 are all easily accessible, making travel throughout the South-East remarkably convenient.

Windsor, Ascot and Sunningdale provide an excellent selection of boutique shopping, cafés, wellness clubs and leisure facilities, whilst nearby Windsor Great Park offers thousands of acres of protected parkland, walking trails and cycling routes to explore throughout the seasons.



Heathrow Airport



Windsor Royal Shopping centre

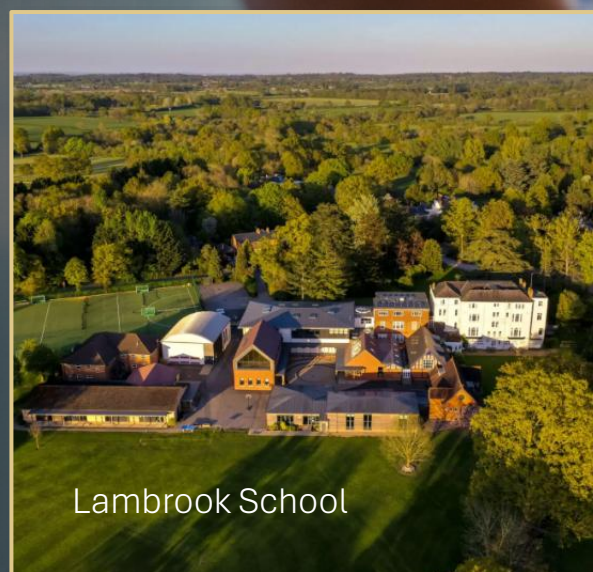


# Excellent local schooling

The area is particularly renowned for its outstanding selection of independent and state schools, making Winkfield one of the South-East's most desirable family locations.

Nearby schools include Lambrook School, Papplewick, St George's Windsor, St Mary's Ascot, LVS Ascot, Wellington College and Eton College, all of which enjoy exceptional reputations for academic achievement and extracurricular excellence.

Hope Farm perfectly combines refined countryside living with outstanding educational opportunities and exceptional access to London and the wider South-East.





# Exquisitely appointed

Each home at Hope Farm has been thoughtfully designed to deliver a refined balance of timeless architecture, exceptional craftsmanship and contemporary luxury living.

Created with meticulous attention to detail, each residence offers beautifully proportioned accommodation, carefully curated interior finishes and an uncompromising specification throughout. From elegant kitchens and sophisticated bathrooms to bespoke joinery and premium materials, every element has been selected to create homes of enduring quality and character.

Natural textures, warm contemporary palettes and thoughtfully designed living spaces combine to create an atmosphere that is both luxurious and welcoming - perfectly suited to modern family life.

The architectural approach at Hope Farm embraces the character of its Berkshire countryside surroundings whilst introducing a refined contemporary aesthetic, resulting in homes that feel both distinctive and timeless.

Every detail has been carefully considered to ensure each property delivers not only exceptional visual appeal, but also comfort, practicality and longevity for years to come.



Previous Lusso Homes projects shown on this page



# Precision design, inside & out

At Hope Farm, every home has been meticulously designed to balance timeless architecture with contemporary luxury living. Every space has been carefully considered - from the flow of natural light through expansive living areas, to the refined textures and finishes that create a calm and sophisticated interior aesthetic.

Working closely alongside our interior design partners at ML Interiors, each home has been thoughtfully curated with an emphasis on elegance, comfort and enduring quality. The result is a collection of homes that feel both luxurious and effortlessly liveable.

From bespoke kitchens and beautifully appointed bathrooms to carefully selected flooring, ironmongery and lighting details, every material and finish has been chosen to complement the character of the homes and their exceptional countryside setting.

Craftsmanship remains at the heart of every decision. Natural materials, precision detailing and a restrained, timeless palette combine to create interiors designed to age beautifully for years to come.

Large-format glazing and carefully planned layouts maximise both light and connection to the surrounding landscape, whilst modern construction methods and energy-efficient technologies ensure the homes perform as beautifully as they look.

At Hope Farm, no detail has been overlooked - delivering homes of exceptional quality, designed for modern family living and built to stand the test of time.



Previous Lusso Homes project shown.

# Specification

## KITCHENS

- Contemporary units with soft close doors and drawers
- Quartz worktops
- Integrated appliances
- Range Ovens
- Integrated extractors
- LED lighting under cabinets

## BATHROOMS

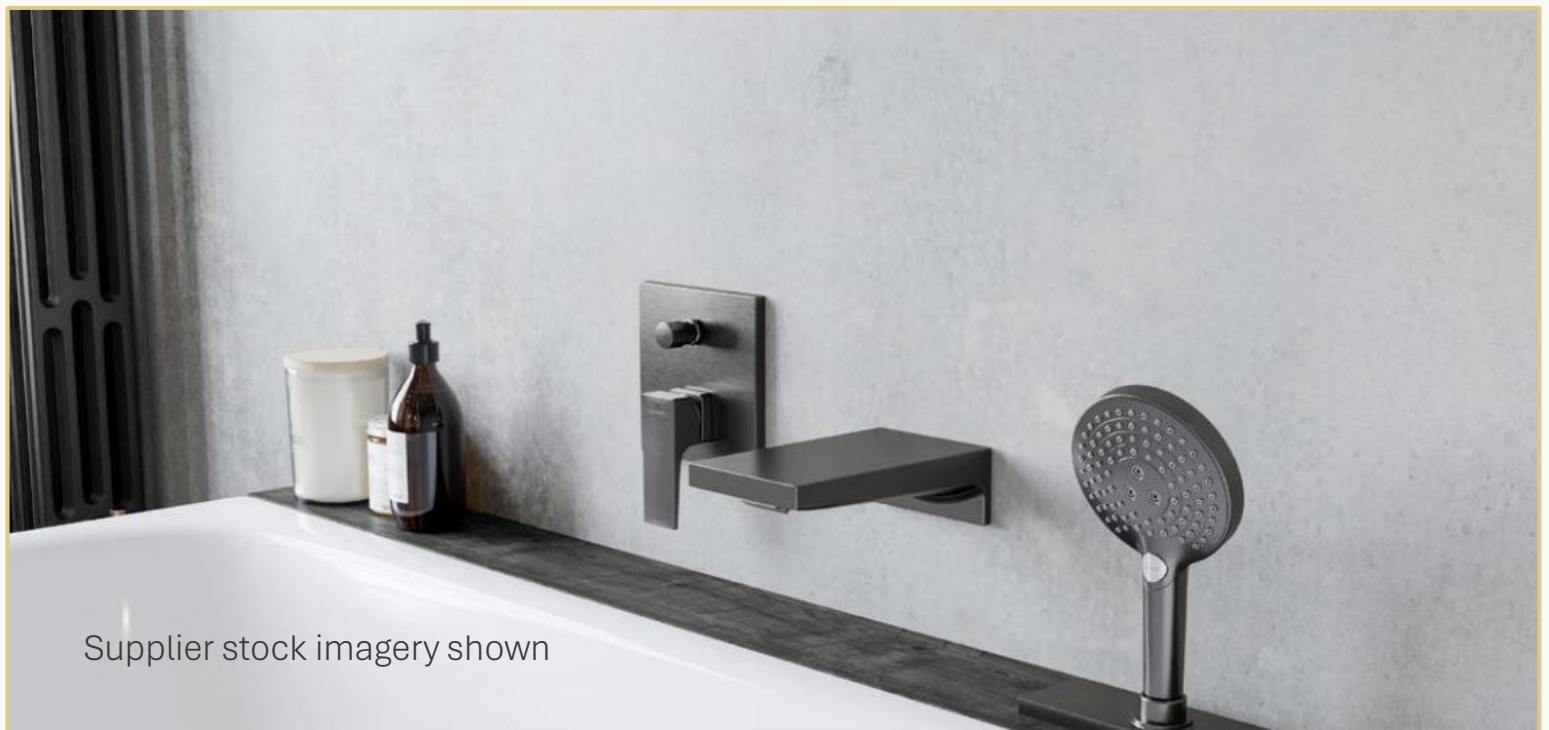
- Sanitaryware including Villeroy & Boch and Hans Gröhe
- Tiled walls in wet areas with porcelain tiles
- Porcelain tiles to floors
- Thermostatically controlled towel rails
- Shaver point
- Vanity unit
- Integrated mirror

## AV & ELECTRICS

- Satin stainless steel face plates to switches and sockets in Kitchen and Living Room
- LED lighting to all living areas
- TV points and TV distribution system to all bedroom and reception rooms

## PLUMBING & HEATING

- Thermostatically controlled underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- Towel rail with thermostatic valve on summer heating loop to bathroom
- State of the art heat pumps



# Specification

## FLOORING

- Carpet to bedrooms, stairs and landing
- Amtico Flooring throughout the ground floor
- Tiled floor to bathrooms
- Front path with Indian sandstone
- Exterior double sockets to rear

## GENERAL & EXTRNAL

- Traditional brick and block construction
- Block and beam to ground floor
- Fully insulated joists to first floor
- High security 'A' rated PVCu windows
- High security composite front door
- High security aluminium bi-folding rear doors
- External Automatic LED lighting on 'dusk till dawn' sensor to front

*Each new home enjoys a high level of specification, with both homes sharing a carefully curated finish.*



Supplier stock imagery shown

# An award-winning collaboration

Lusso is proud to join forces with the renowned ML Interior Design who are assisting with the spatial planning of our new homes, along with the final finishes to create a handcrafted, exceptionally built development.

A unique opportunity for off-plan buyers, Megan and her dedicated team are also on hand to make personal choices over numerous finishes including kitchens, bathrooms, ceramics, wall colours and more. They will also provide bespoke services to our buyers who require curtains, blinds and any other fixtures, furniture to compliment what you are bringing with you from another home.

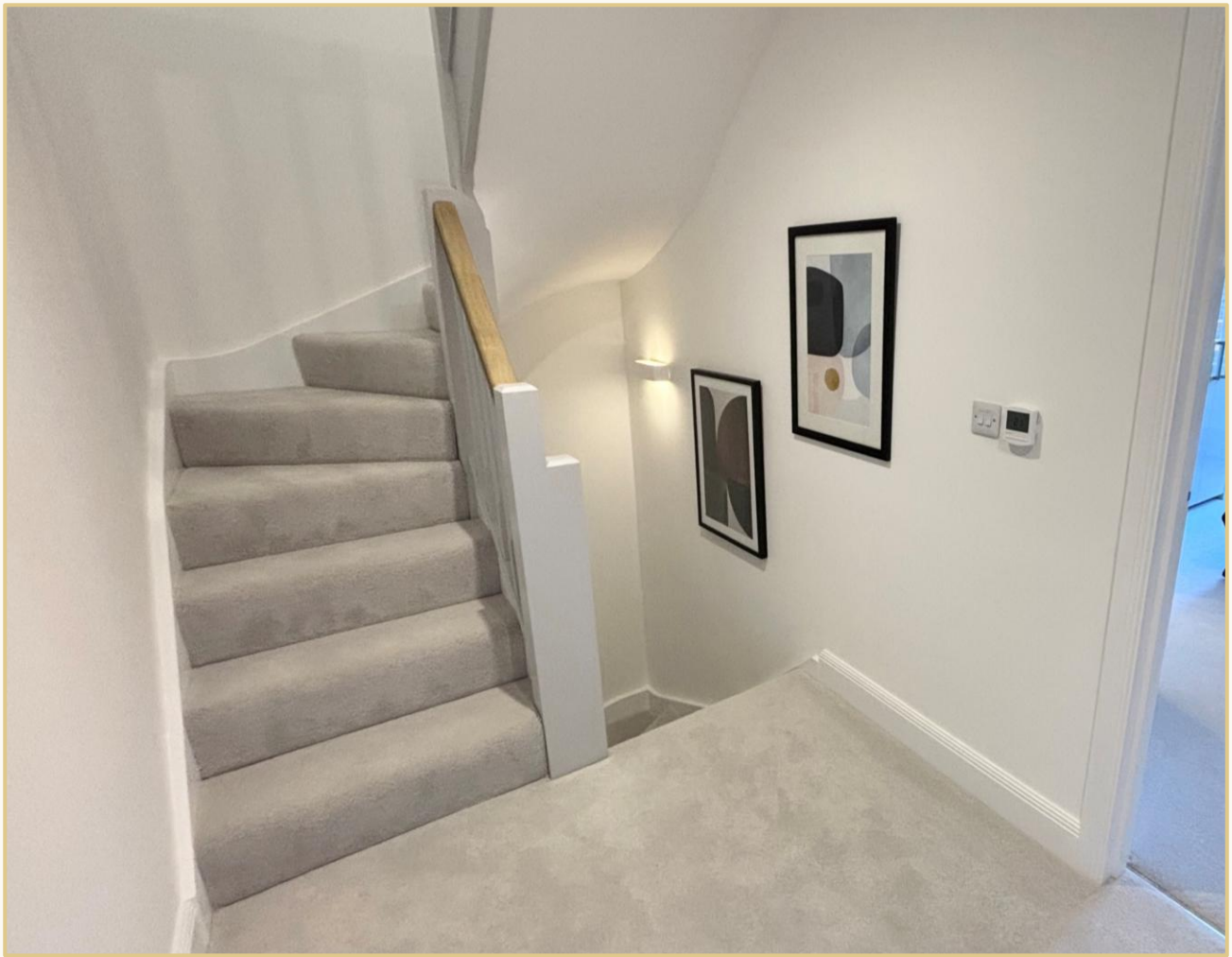
We believe this first-class service will make the buying process so much more enjoyable and stress-free.

*An incredible partnership, creating truly timeless, breathtaking homes.*





ML Interior Design Founder, Megan Loughborough

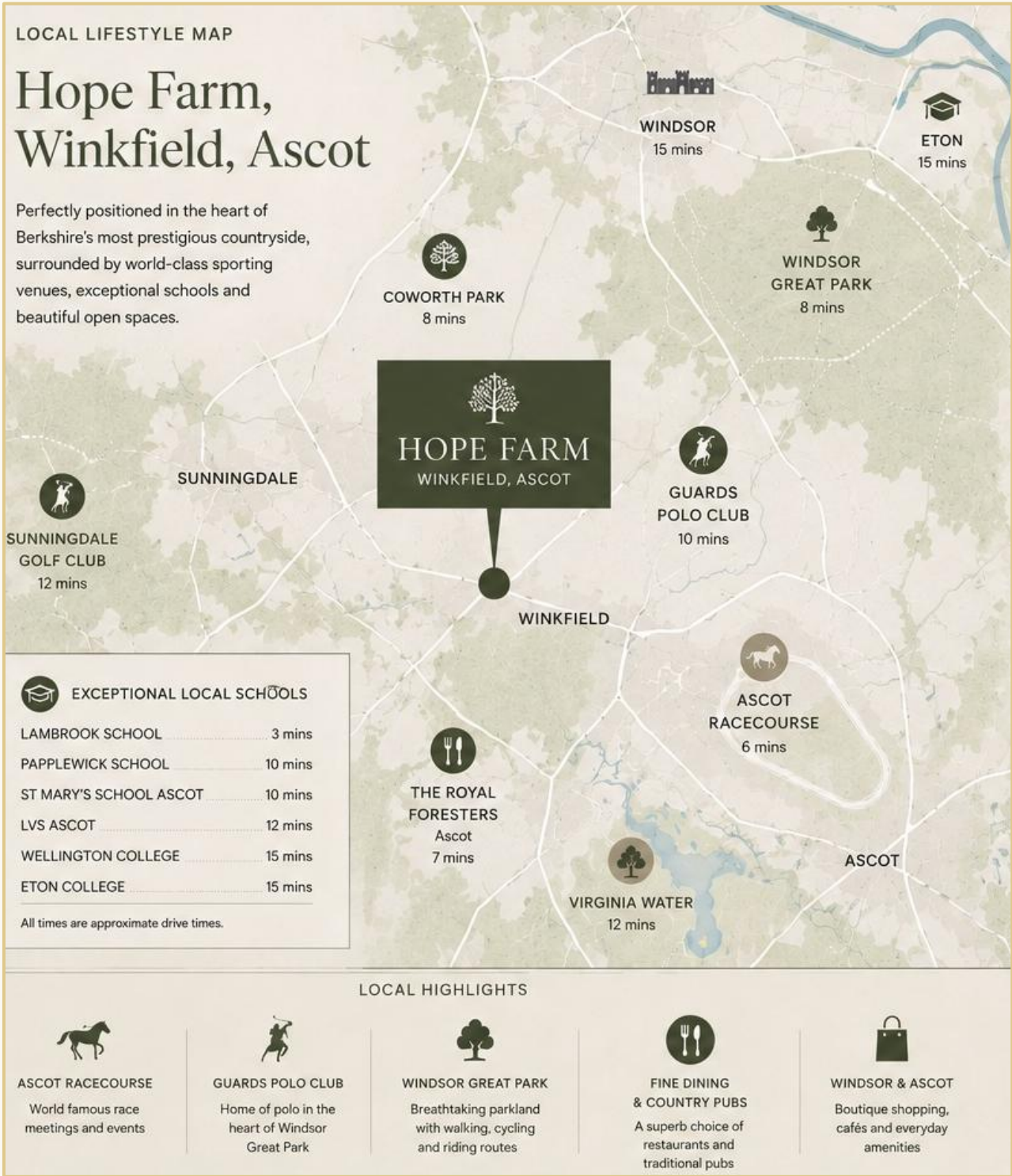


Previous Lusso Homes project shown.



Previous Lusso Homes project shown.

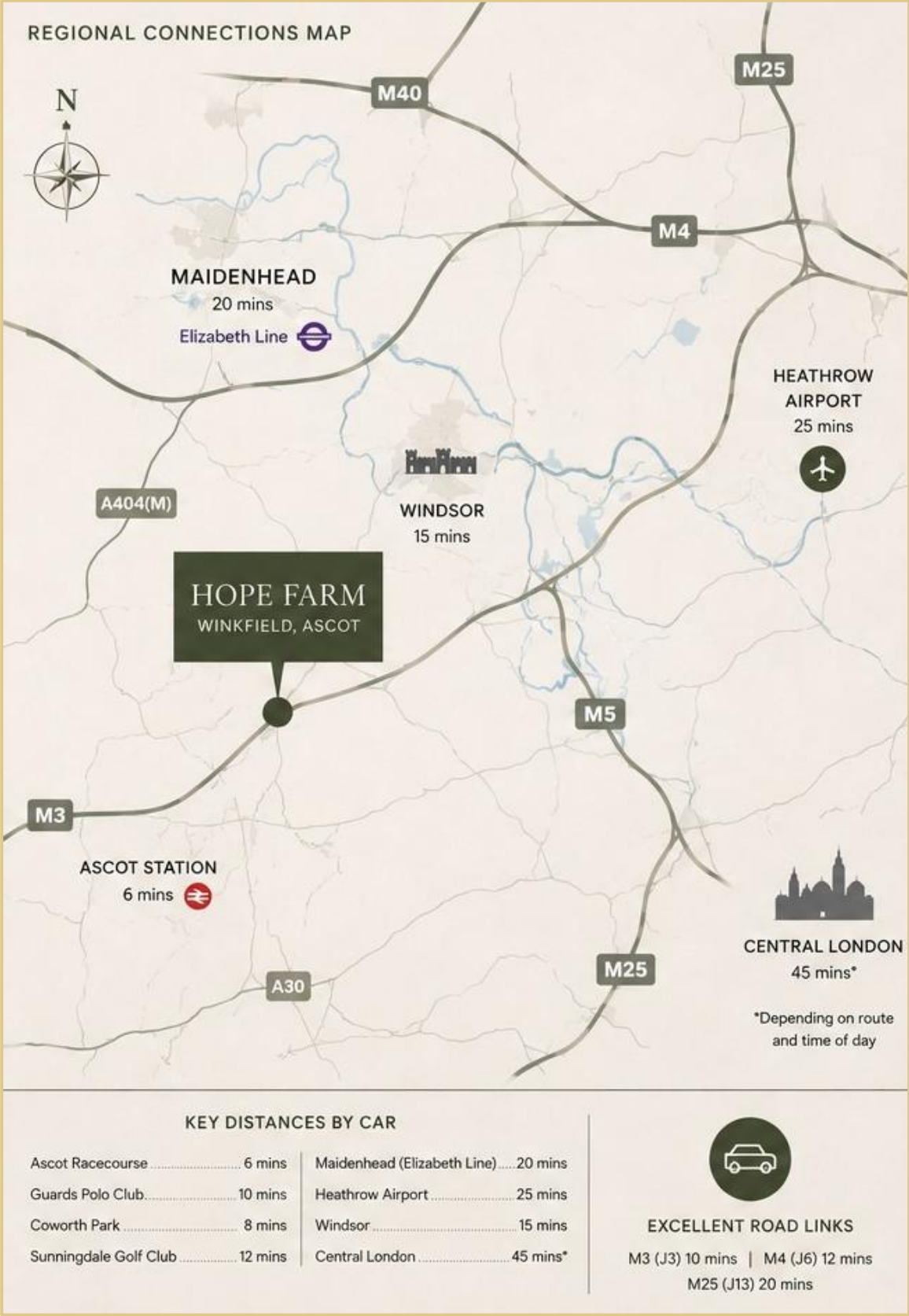
# A stunning location





Royal Ascot

# Perfectly connected





Windsor



# HOPE FARM WINKFIELD

— SL4 4QU —

For further information, please contact

+44 (0)7734 539333

or visit [www.hopefarmwinkfield.com](http://www.hopefarmwinkfield.com)

#### PLEASE NOTE

Images, photographs and other information:

Any computer-generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property are indicative only. Any such information can change at any time and must not be relied upon as factually accurate. Any photographs are indicative of the quality and style of the development and do not represent the actual fittings and furnishings.

\*At this development, distances and journey times are approximate and sourced from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)