



8 THE COPSE, CRANBOURNE RESIDENTIAL PARK, WINKFIELD, BERKSHIRE, SL4 1UG £225,000

- GENEROUS PRIVATE GARDEN
- OFF STREET PARKING FOR 5 CARS
- APPROX 4 MILES FROM WINDSOR
- ON SITE SHOP
- PRIVATE PATIO
- 3.1 MILES FROM ASCOT STATION
- 3 BEDROOMS
- ONE OF THE LARGEST UNITS

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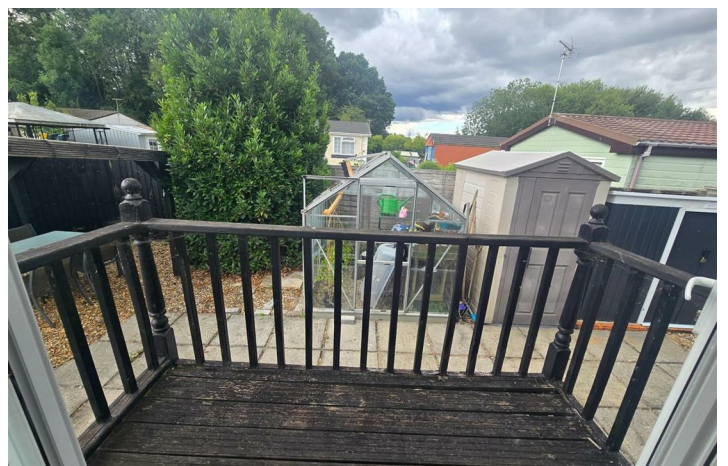
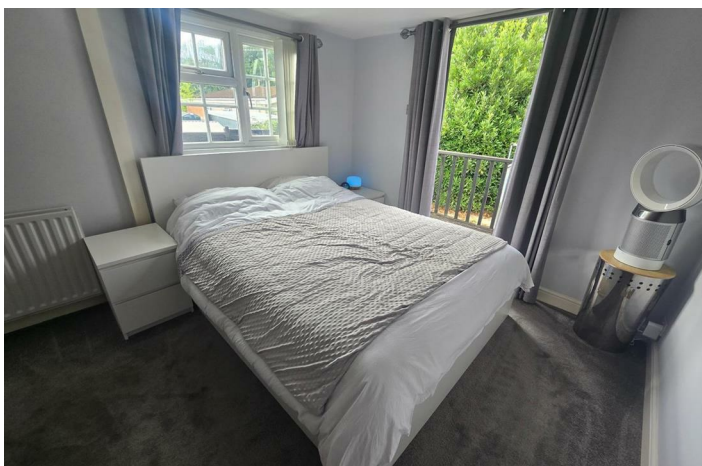
****ONE OF THE LARGEST UNITS ON SITE WITH 3 BEDROOMS AND A GENEROUS PRIVATE GARDEN****

3

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Council Tax Band: A



****CASH BUYERS ONLY****

Stunning three bedroom home situated in the exclusive location of Winkfield, Berkshire on the popular Cranbourne Hall Park, situated in a quiet cul-de-sac location.

It would be perfect for families or for those looking for detached homes on one floor only with off street parking and a large private garden.

The property has a large double length reception room at the front with bay windows, which is currently set up as a living room with a large sofa and TV as well as an area for dining.

There are 3 bedrooms, with a very generous master bedroom which benefits from its own walk in wardrobe as well as double doors which lead out onto a private balcony.

There is a large private laid to lawn garden to the side of the property, which is not overlooked, and to the rear is a patio paved area, currently set up for outside dining, as well as a glasshouse and garden shed. There is also more paving down the other side of the property too, which is ideal for storage e.g. bicycles or scooters or for a small workshop.

There is a generously sized separate kitchen, which has its own door out to the side of the property, and the family bathroom features a whirlpool/jacuzzi bath.

The home is in very good condition and one could move straight in. It would make a lovely home as it is really generously proportioned throughout and is situated in a corner off the park, which is very quiet and secluded.

There is also plenty of off street parking to the front of the property, enough for 5 cars.

The water and heating at the property is run with oil. There is a tank at the rear which holds 1000 litres of oil. The cost of oil is approx 60p per litre and it is estimated 1000 litres lasts a year, subject to average usage.

ACCOMMODATION

**LARGE RECEPTION ROOM
BATHROOM**

**3 BEDROOMS (MASTER HAS WALK IN WARDROBE)
BALCONY WITH MASTER BEDROOM
LARGE LAID TO LAWN AREA
REAR AND SIDE PATIO WITH SHED AND GLASSHOUSE
OFF STREET PARKING FOR 5 CARS**

STATION

3.1 miles from Ascot Station
3.3 miles from Windsor and Eton Central station
3.6 miles from Windsor & Eton Riverside Station

AMENITIES

Shop on Site at the entrance as well as Wyldcrest's office.

Bus stop: 5 mins away on North Street which takes you to many routes, including Windsor and Bracknell.

Shops: There is a little shop at the entrance of the park and a Tesco Express on Ascot High Street. There is a larger Tesco store in Martins Heron, about a 5 minute drive away. There is also a Coop, Waitrose, M & S and Tesco metro in Windsor town centre, as well as a larger Tesco and Aldi on Dedworth Road.

Restaurants: There are also many local restaurants and pubs nearby in Windsor, Winkfield and Maidenhead, such as the Duke of Edinburgh and the Rose and Crown, as well as numerous local takeaways including Indian, Chinese and Fish and Chips

Important Information

****PARK HOMES DO NOT QUALIFY FOR MORTGAGES****

Council Tax Band A =£1435.51 PA for 2025/2026

Bracknell Forest Council

Site Charges approx. £246.57 per month

Cats and small dogs are allowed

Electric cooker hob

Wyldcrest manage the site

Legal Note ****Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract****



Directions

Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC