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# Squirrel Lane, *Winkfield*

OSBORNE HEATH

# An extended three bedroom detached cottage with a west facing rear garden, garage and driveway parking.

On the ground floor there is a entrance porch, living room with beamed ceiling, kitchen/dining room, rear reception room and a WC.

The first floor has a landing, three good size bedrooms and a large bathroom.

Outside, the front of the property is block paved and has a low level brick wall. To the right hand side is driveway parking for two cars, and to the left there is a shared driveway leading to a single garage. The rear garden has a westerly aspect, two patio areas, lawned area with shrub and flower borders, garden shed and gated side access.

Squirrel Lane is situated just off North Street in the parish of Winkfield, between Windsor and Ascot. Nearby places of interest include Legoland, Ascot Racecourse, Lapland, Coworth Park, Royal Berkshire Polo Club, Wentworth Golf Club, Windsor Castle and Windsor Great Park. Winkfield is also convenient for the M3, M4, M25 and Heathrow Airport and the area also has a selection of well-regarded state, private and international schools.

EPC rating E. Council Tax band E.

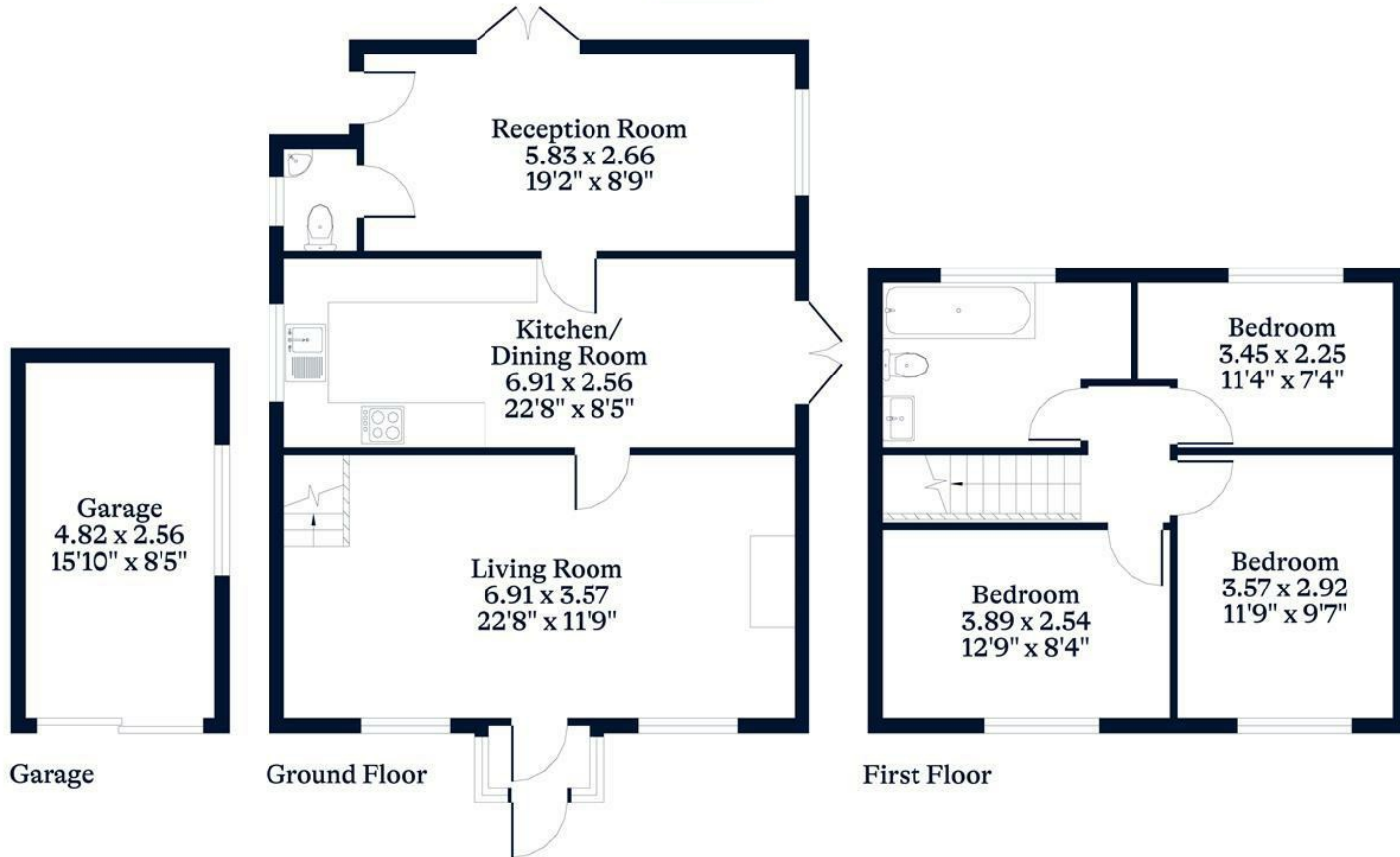




**APPROXIMATE FLOOR AREA**  
House - 102.87 sq m - 1107 sq ft  
Garage - 12.33 sq m - 133 sq ft  
Total - 115.20 sq m - 1240 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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