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# Cranbourne Hall, *Winkfield*

OSBORNE HEATH



# A modern three bedroom, two bathroom mews house within a gated development, with a garage, parking, west facing garden and no onward chain.

The property has planning permission granted for the erection of a full-width single storey rear extension. Application number: 22/00949/FUL

On the ground floor there is a lounge, open-plan kitchen living and dining area with bi-folding doors leading onto the rear garden and a downstairs WC.

On the first floor is the principal bedroom with en suite, two further double bedrooms and a family bathroom.

Outside the property has separate garage with driveway parking.

Cranbourne Hall is situated off Drift Road, in the village of Winkfield, between Windsor and Ascot. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Royal Berkshire Polo Club, Swinley Forest, Wentworth 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 C. Council Tax band F. Service Charge £1600pa.







**APPROXIMATE FLOOR AREA**  
House - 134.00 sq m - 1449 sq ft  
Garage - 18.00 sq m - 189 sq ft  
Total - 152.00 sq m - 1638 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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