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Homelands, *Winkfield*

OSBORNE HEATH

A beautifully presented three double bedroom, two bathroom detached house in a small modern development with a double carport and a south west facing garden.

On the ground floor there is a sitting room with fireplace and doors out to the rear terrace, an open-plan kitchen and dining room with feature roof lantern and bi-fold doors, and a downstairs WC.

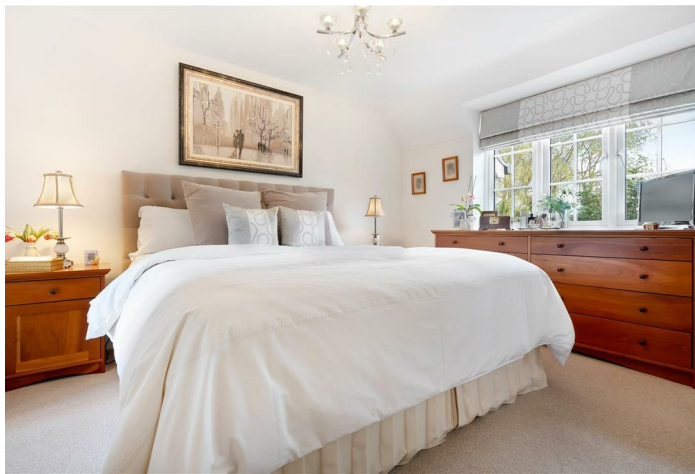
The first floor has a landing with space for a small desk, principal bedroom with en suite shower room, two further bedrooms and a bathroom.

Outside, there is a front garden and a double carport with loft space above. The rear garden is south west facing and has a good size terrace, an area of lawn with sleeper edged borders and a useful summerhouse/garden office.

Located on a small modern development just off North Street, in the village of Winkfield, between Windsor and Ascot. Nearby places of interest include Legoland, Ascot Racecourse, Coworth Park, Legoland, The Lexicon, 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 C. Council Tax band F. Estate Management Fee £1,400pa.

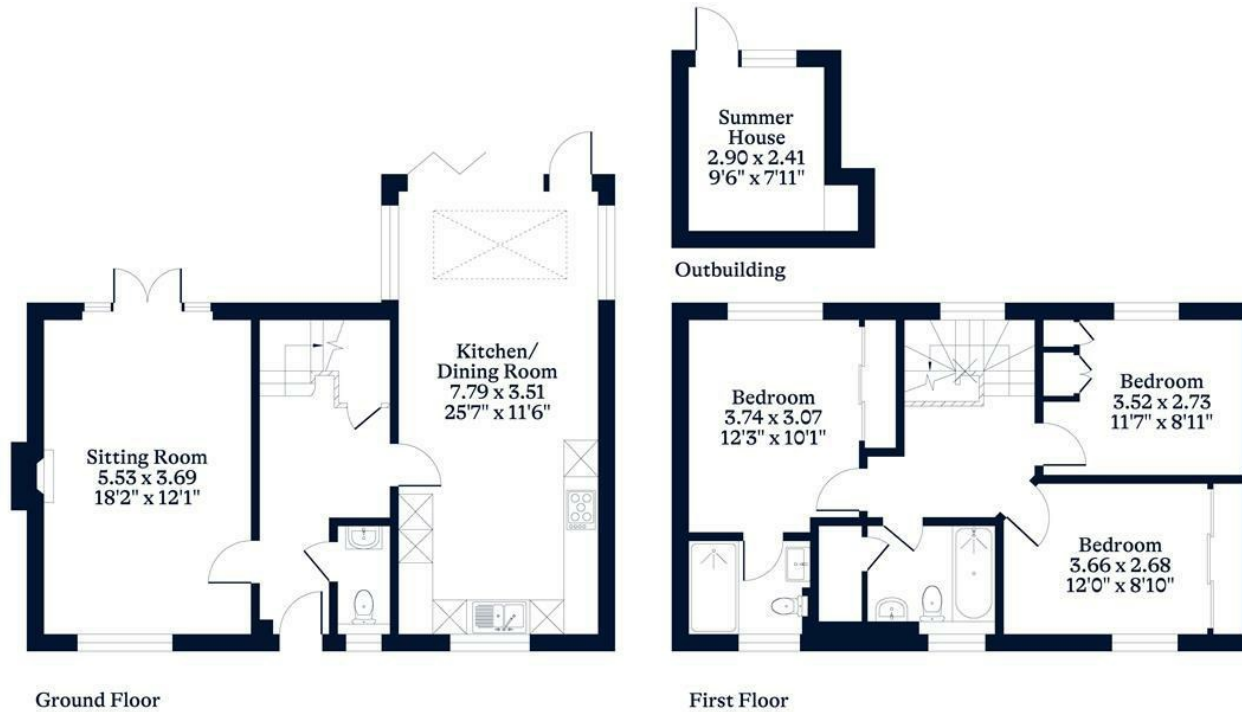




APPROXIMATE FLOOR AREA
House - 120.10 sq m - 1293 sq ft
Outbuilding - 7.40 sq m - 80 sq ft
Total - 127.50 sq m - 1373 sq ft
(Gross Internal Area)



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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