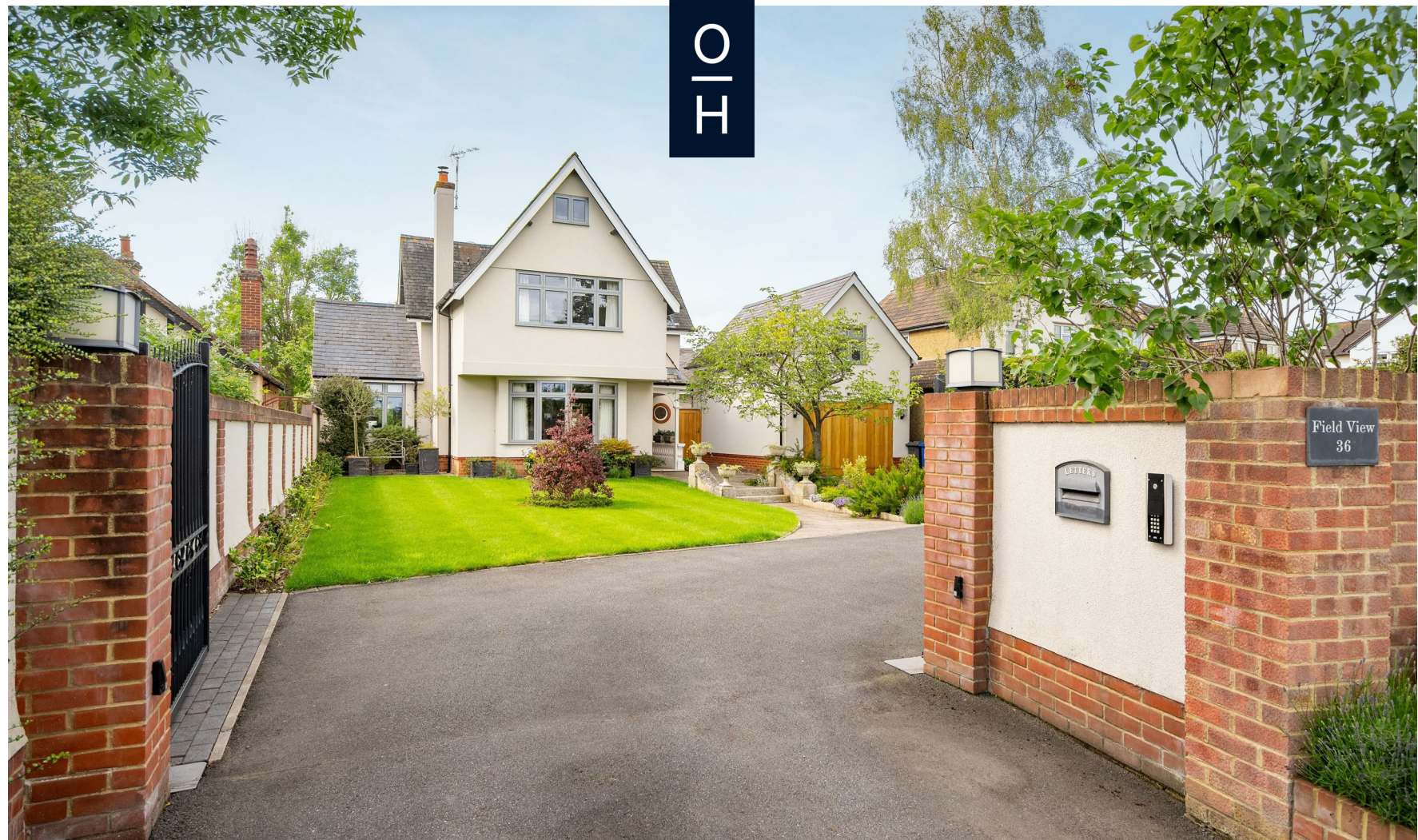


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Winkfield Road, *Windsor*

OSBORNE HEATH

A stylish four bedroom detached family house with views of Crown Estate farmland, a garage, gated driveway, separate annexe and a landscaped rear garden with hidden fruit and vegetable garden.

On the ground floor there is a bay fronted sitting room with connecting doors to the dining room, separate study, a large kitchen/breakfast/family room with a central island, utility room, shower room, and an additional WC.

The first floor has the principal bedroom with fitted wardrobes and an en suite, two further double bedrooms; both with fitted wardrobes and a modern family bathroom. Off the landing are stairs to a useful loft room.

The annexe is above the garage and accessed via a small courtyard and has a large double bedroom with an en suite shower room.

Outside, the property is entered via electric gates opening on to landscaped garden with driveway parking and access to a large detached garage. To the rear of the property, the gardens have curved lawns with planted mature borders and a large patio area, ideal for entertaining. Set behind hedgerow is a hidden fruit and vegetable garden with sixteen planting beds, greenhouse, large shed and a wood store.

Situated overlooking Crown Estate farmland and within easy access to Windsor Great Park, the property is an ideal location for families and those who enjoy walking or biking in the outdoors. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside, giving easy access to London Paddington (via Slough - Elizabeth Line) and London Waterloo. The area is served by a number of well-regarded schools including The Royal School, Oakfield, Queen Anne First School, St Edwards Middle School, Trevelyan, Upton House, Eton, Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25, M3 and Heathrow Airport.

EPG rating D. Council Tax band F.

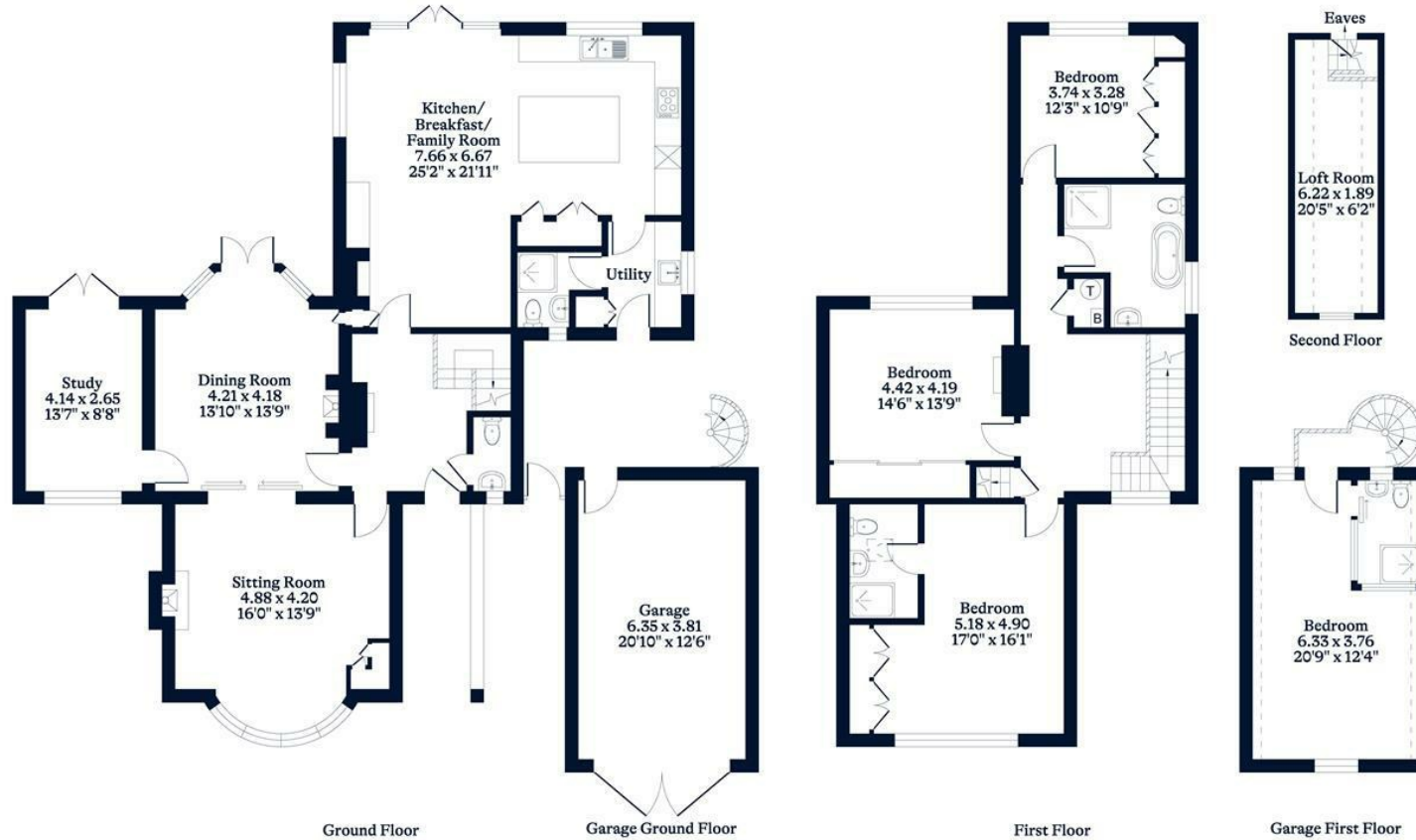




APPROXIMATE FLOOR AREA
 House - 220.70 sq m - 2376 sq ft
 Garage - 48.70 sq m - 524 sq ft
 Total - 269.40 sq m - 2900 sq ft
 (Gross Internal Area)



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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