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Lovel Road, *Winkfield*

OSBORNE HEATH

A gated four bedroom, two bathroom home with a garage, workshop and south facing garden.

On the ground floor there is an entrance hall, large boot room, double aspect living room with feature wood-burner, dining room, modern kitchen with central island, and a downstairs WC with utility space.

On the first floor there are four bedrooms, a modern en suite to the principal bedroom and a family bathroom. One of the bedrooms is currently being used as a study.

To the front of the house is gated driveway parking for several vehicles and side access to the garage. To the rear of the house is a south facing garden and a workshop with power.

Alanbury House is located on Lovel Road which leads to the Royal County of Berkshire Polo Club. Other local places of interest include Ascot Racecourse, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. This house is opposite the Ofsted Outstanding Cranbourne Primary School. Other nearby schools include Ascot Heath, Charters, Cheapside, Lambrook, LVS and Papplewick. The nearest train station is Ascot where services run to London, Guildford and Reading. By road Winkfield is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band F.





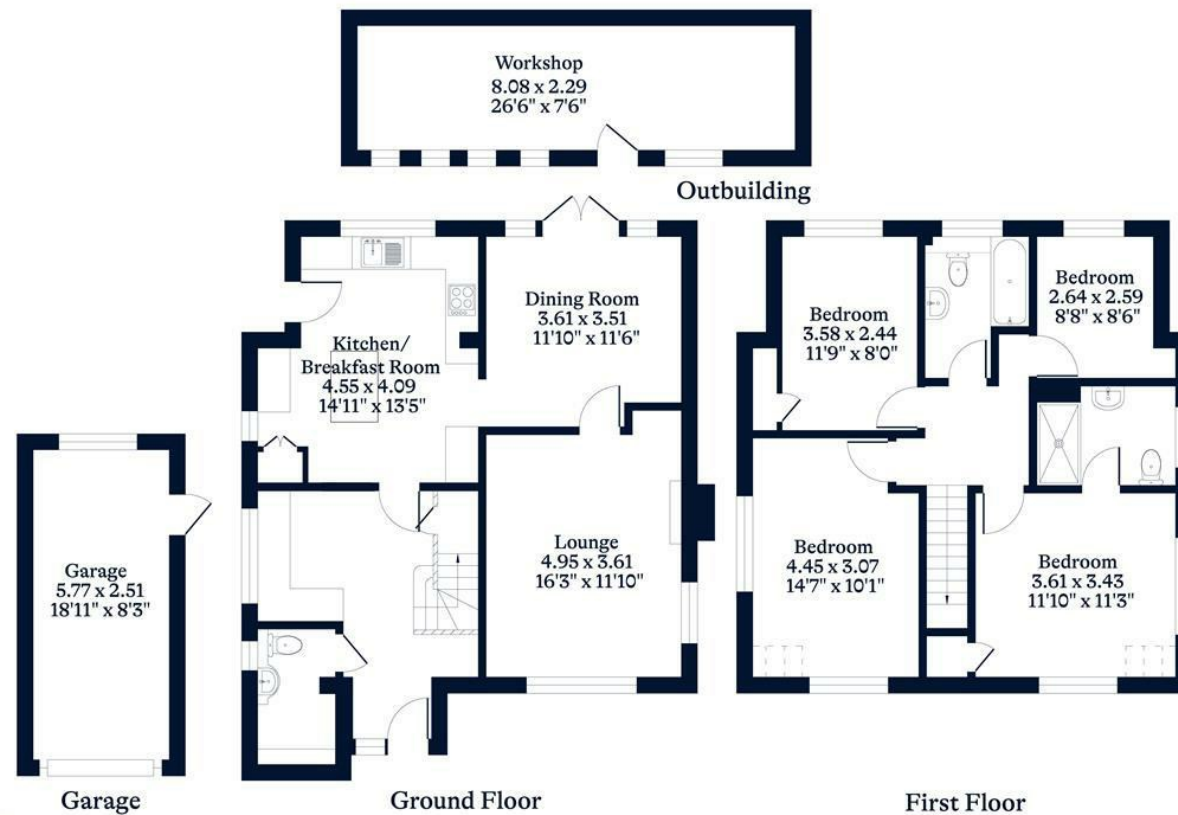
APPROXIMATE FLOOR AREA

House - 127.82 sq m - 1376 sq ft
Garage - 16.18 sq m - 174 sq ft
Outbuilding - 18.53 sq m - 199 sq ft
Total - 162.53 sq m - 1749 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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