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# Cranbourne Hall, *Winkfield*

OSBORNE HEATH



# An extended three/four bedroom home, on a corner plot, in a gated development next to The Crown Estate.

The ground floor is versatile with many living spaces. The kitchen has a breakfast bar and leads through to a family room and utility room. The living room has a study area, plus there is a dining room and sunroom which is currently used as a home gym. The study is currently used as a fourth bedroom, plus there is a large and welcoming entrance hall with storage and a downstairs WC.

Upstairs, the principal bedroom has an en suite shower room, there are two further double bedrooms and a family bathroom. There is also access to a boarded loft.

Outside there is a large corner plot garden with patio and lawn areas plus a shed, and an allocated parking space.

Cranbourne Hall is a gated development off Drift Road, in the village of Winkfield, in-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 including Charters, Cranbourne, Lambrook and Papplewick.

EPC rating C. Council Tax band F. Service Charge £900 half yearly.





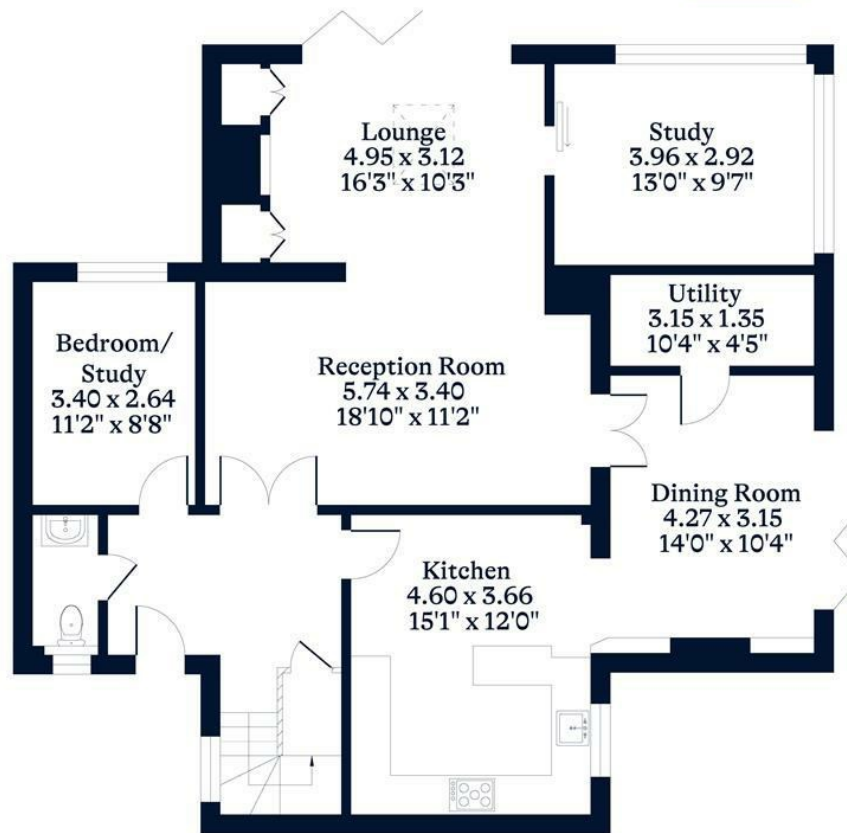




**APPROXIMATE FLOOR AREA**  
House - 178.40 sq m - 1921 sq ft  
(Gross Internal Area)



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



**Ground Floor**



**First Floor**

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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