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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.

The lounge is a bright and spacious room filled with light from the large window and French doors that lead out to the ample patio and south west facing garden area which is completely private and not overlooked, an oasis of serenity and well being.

The well appointed kitchen plus family and dining area are bright and cheerful with bi-fold doors leading out to the patio and garden.

A bespoke outbuilding with electricity lends itself to several choices of storage, office or a childrens playhouse.

Upstairs you will find three double bedrooms with lots of custom wardrobe space and a large landing looking out to the garden via a picture window. The is also access to the loft which is boarded and has electricity plus a retractable ladder.

This home is meticulously maintained and a little gem close to all amenities.

Homelands is 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.

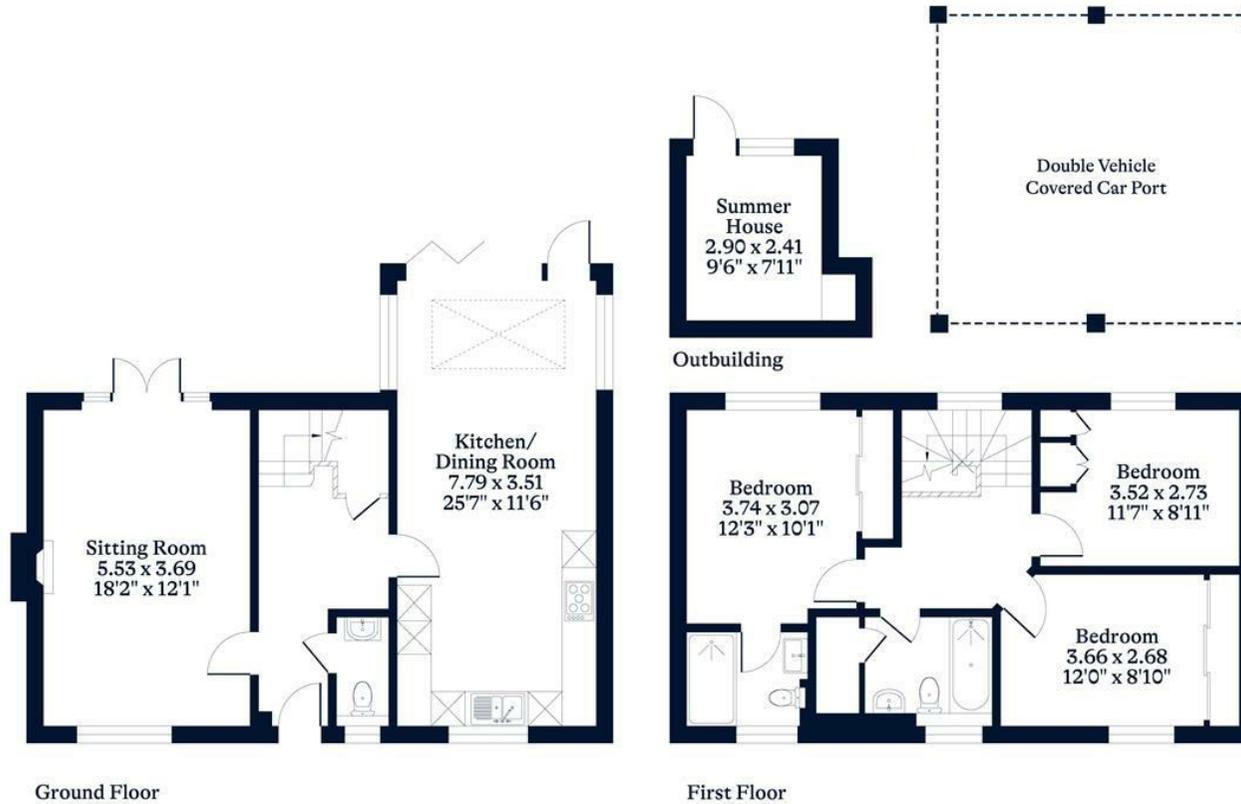




**APPROXIMATE FLOOR AREA**  
House - 120.10 sq m - 1293 sq ft  
Outbuilding - 7.40 sq m - 80 sq ft  
Total - 127.50 sq m - 1373 sq ft  
(Gross Internal Area)



**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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