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Orchard Lea, *Winkfield*

OSBORNE HEATH

A stunning five double bedroom, four bathroom period home in a gated development, with a south east facing garden and double garage.

Orchard Lea is an exclusive gated development restored from an attractive period property dating back to the early 1900's. This interior designed property has a wealth of period features mixed with high ceilings, contemporary finishes, beautiful wallpaper and is air conditioned throughout.

On the ground floor there is a spacious entrance hall, cloakroom, study with bay window, living room with a fireplace and doors out to the garden, kitchen/dining room with a central island and a utility room.

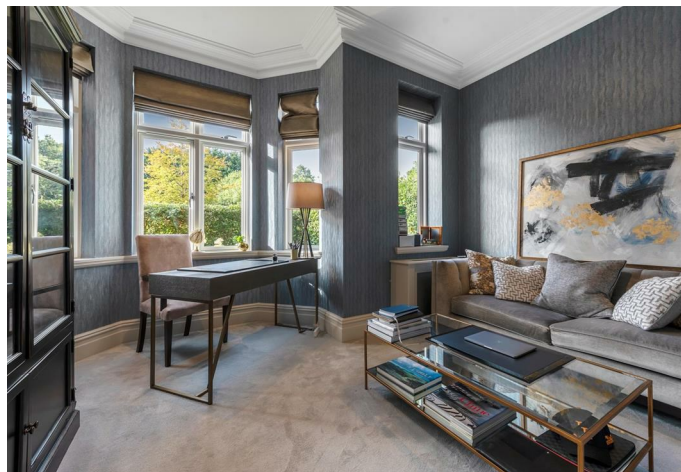
The first floor has a galleried landing, principal bedroom with dressing room and en suite bathroom with a freestanding bath and separate shower. There is a further bedroom with fitted wardrobes and an en suite shower room.

On the second floor there are three bedrooms; all with fitted wardrobes, an en suite shower room and a family bathroom. The current owners use these bedrooms as a gym, home office and family room.

Outside, there is a landscaped south east facing garden with patio, lawn with shrub/flower borders and rear access. There is a double garage with power. Orchard Lea also has visitor parking and roughly four acres of landscaped communal gardens.

Orchard Lea is situated off Drift Road, in the village of Winkfield, 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.

EPC rating C. Council Tax band G. Tenancy Length 12-36 Months. Deposit £9,692. Holding Deposit £1,615.

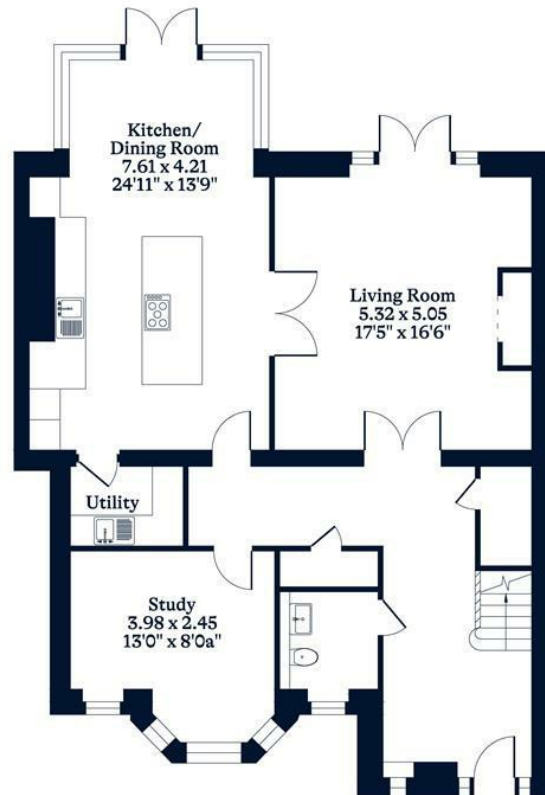




APPROXIMATE FLOOR AREA
House - 299.19 sq m - 3220 sq ft
(Gross Internal Area)



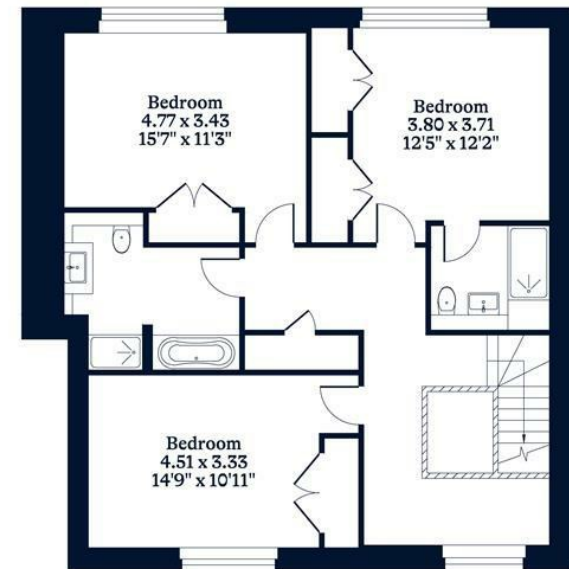
NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor



Second 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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