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St. Marys Lane, *Winkfield*

OSBORNE HEATH

An attractive four bedroom detached house on a 1.25 acre plot, with a separate two bedroom annexe, double garage with workshop and gated driveway parking.









On the ground floor there is a living room with an inglenook fireplace, dining room, further reception room, study, kitchen with utility room, and a downstairs WC.

The first floor has a galleried landing, principal bedroom with dressing room and en suite shower room, three further bedrooms and two bathrooms.

The separate detached annexe has a vaulted living room, kitchen, double bedroom and a shower room. On the first floor is a large double bedroom.

Outside, the property is centrally located on a secluded plot of approximately 1.25 acres with areas of lawn and paved patio areas which includes a hot tub on the patio between the main house and annexe. The property is accessed via electric gates and has a sizeable driveway providing parking for numerous cars. There is a double garage with electric doors and an adjoining workshop with a gardener's WC.

St Marys Lane is situated in the parish of Winkfield, located between Windsor and Ascot. Nearby places of interest include Legoland, Ascot Racecourse, Coworth Park, 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 access to a selection of well-regarded state, private and international schools.

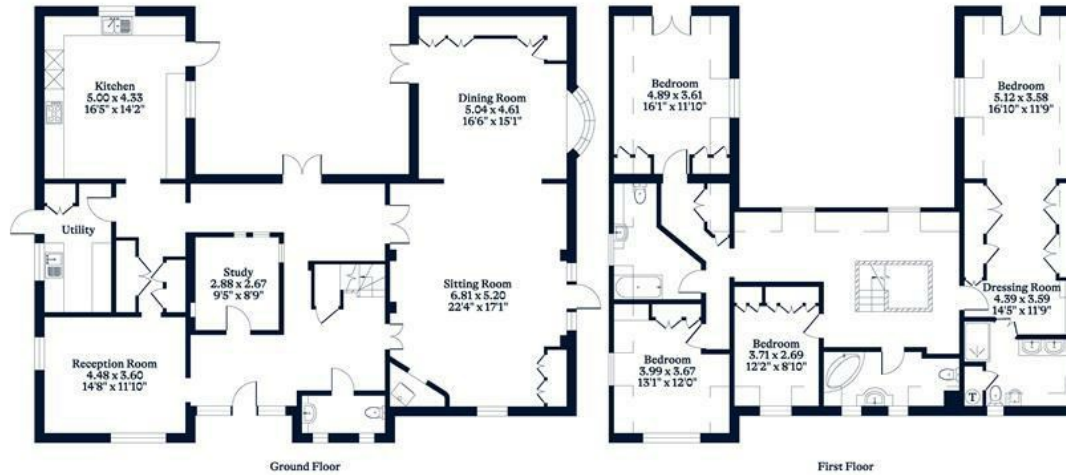
EPC rating C. Council Tax band G.





APPROXIMATE FLOOR AREA
House - 300.70 sq m - 3237 sq ft
Annex - 114.30 sq m - 1230 sq ft
Garage - 46.90 sq m - 505 sq ft
Total - 461.90 sq m - 4972 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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