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Mushroom Castle, *Winkfield Row*

OSBORNE HEATH

A brand new five double bedroom, four bathroom detached family home set behind a gated entrance, with a double garage, south facing garden backing onto woodland.

On the ground floor there is a large open plan kitchen with family area, fully integrated appliances and bi-folding doors leading out to the south facing garden. There is also a formal dining room, lounge, study, cloakroom, utility and downstairs WC.

On the first floor is the principal bedroom with en suite and a walk-in wardrobe, guest bedroom with en suite and built-in wardrobes, a further guest room with en suite and built-in wardrobes, two further double bedrooms and a family bathroom.

Woodside is within a gated section of the new development and has driveway parking, a double garage and side access to the south facing rear garden where you overlook idyllic woodland.

Mushroom Castle is a small development of only five properties in a cul-de-sac off Chavey Down Road. Nearby are a number of Ofsted outstanding schools including Ascot Heath, Charters, St Francis, St Joseph's and Ranelagh. Private schools include Lambrook, LVS, The Marist, Papplewick, St George's and St Mary's. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Winkfield Row is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.





APPROXIMATE FLOOR AREA

House - 268.83 sq m - 2883 sq ft
Garage - 27.51 sq m - 296 sq ft
Total - 296.34 sq m - 3179 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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