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Howe Lane, *Binfield*

OSBORNE HEATH

A gated five bedroom, three bathroom detached family home with views overlooking the three acres of land the house sits in.









Upon entering the property you come into a large foyer area with a grand fireplace being the focal point. Further accommodation comprises of a double aspect lounge with two fireplaces, a modern open-plan kitchen/diner which is centred around a marble island. There also is a snug which overlooks the garden with a log-burner, utility room, boot room and a downstairs WC.

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

Outside the property is set behind a gated entrance and offers three acres of land that has equestrian use. There are also six horse stables, two horse shelters, a tack room and two further storage facilities.

Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Royal Berkshire Polo Club, Wentworth Club, Windsor Castle and Windsor Great Park. Binfield is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating F. Council Tax band G.



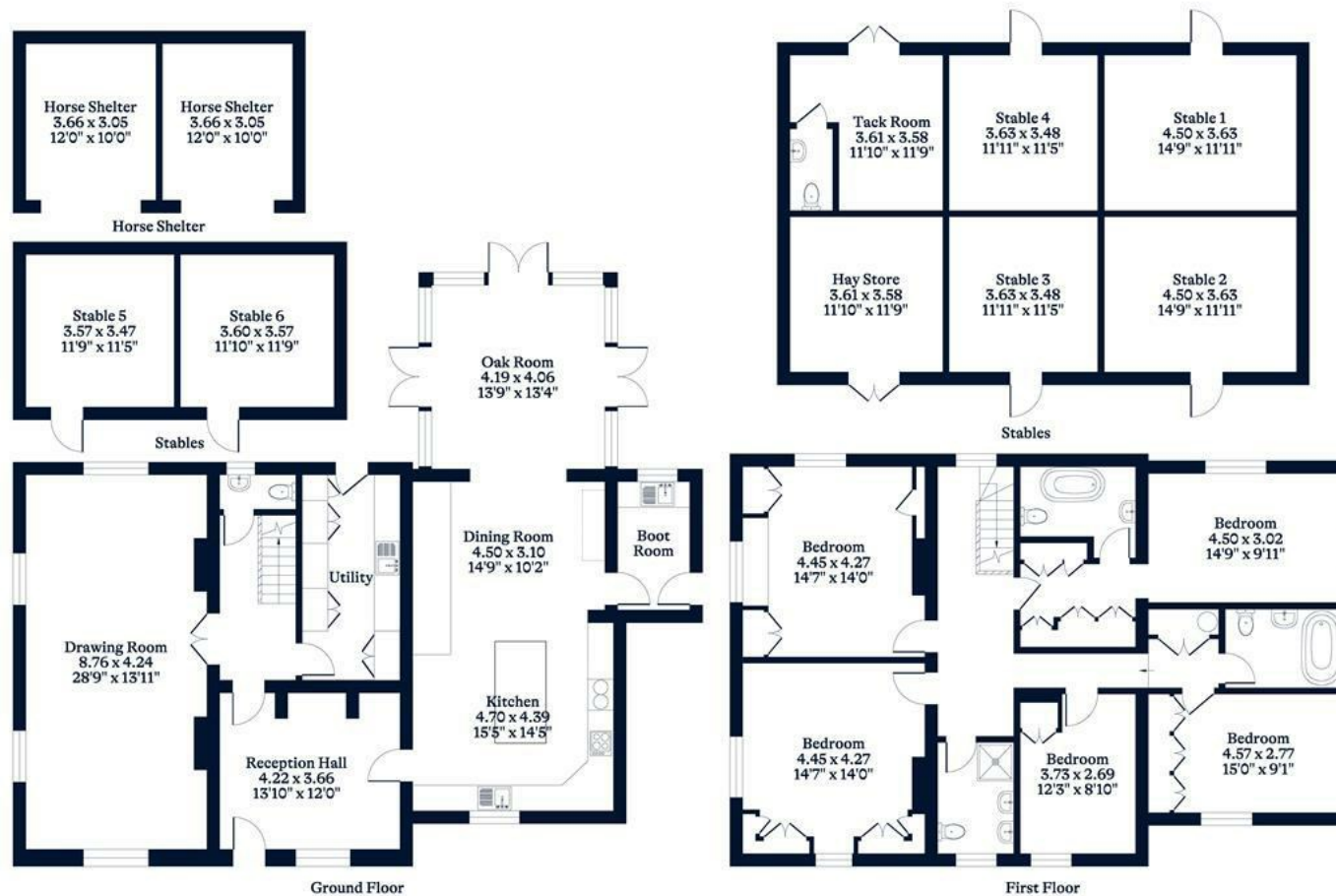




APPROXIMATE FLOOR AREA

House - 259.38 sq m - 2792 sq ft
Stables - 85.93 sq m - 925 sq ft
Tack Room & Hay Store - 26.47 sq m - 285 sq ft
Horse Shelter - 22.85 sq m - 246 sq ft
Total - 394.63 sq m - 4248 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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