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The Manor House, *Winkfield*

OSBORNE HEATH

A three double bedroom, three bathroom home with allocated parking, and a private garden set within 30 acres over looking Winkfield park polo club.

On the ground floor is the living room, study, dining room, kitchen, utility room and a downstairs WC.

On the first floor is the principal bedroom with a built-in wardrobes and en suite, and two further en suite double bedrooms.

Outside the home has its own private garden, allocated parking and access to 5 acres of communal gardens.

The Manor House is in the brand new Winkfield Park development which has a gated entrance opposite Lambrook School. Local venues include The Cricketers, Don Beni and Stirrups. The nearest train stations are Ascot and Martins Heron where services run to London, Reading and Guildford. By road Winkfield Row is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band H. Share of Freehold 999 years remaining. Service Charge £2,605.12

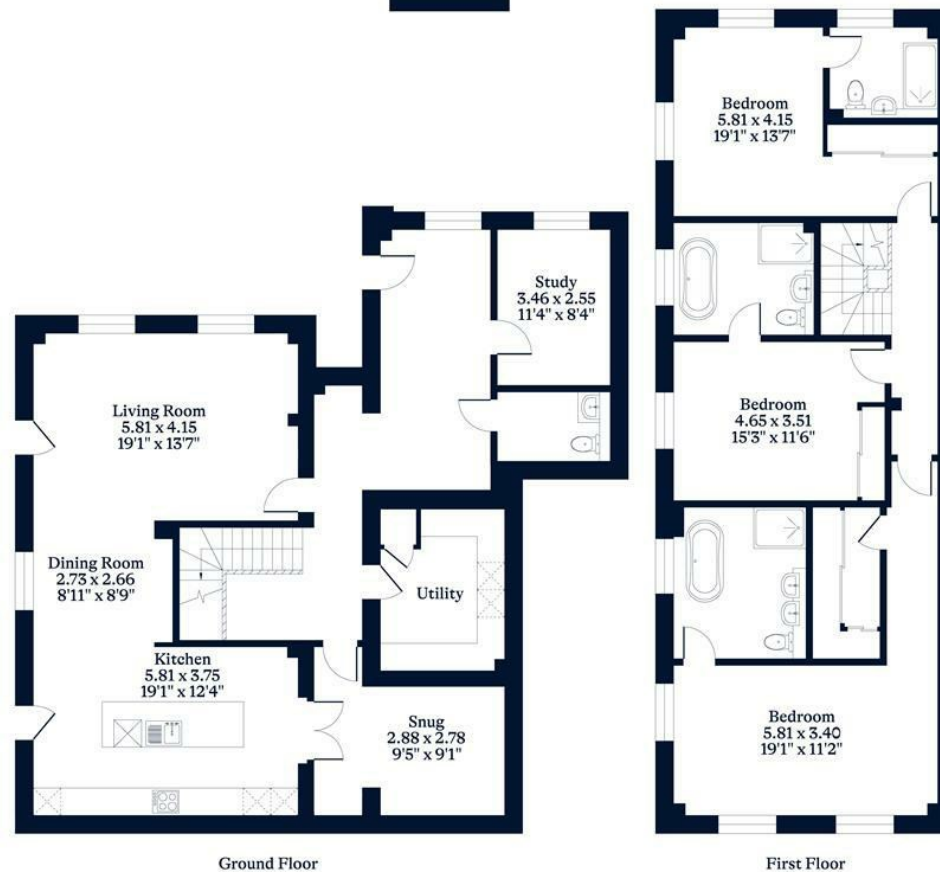




APPROXIMATE FLOOR AREA
Apartment - 223 sq m - 2401sq ft
(Gross Internal Area)



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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