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Ryehurst Lane, *Binfield*

OSBORNE HEATH

A four bedroom detached family home set in a rural location offering large gardens, a driveway and garage.

On the ground floor is a lounge, play room, kitchen with central island plus living and dining areas, utility room and downstairs WC.

On the first floor is the principal bedroom with an en suite, two further double bedrooms, family bathroom and a single bedroom.

Outside the property has a large front and back garden, outbuilding which could be converted into an annex (subject to planning permission) and storage space. The front of the property has a gated entrance, a large driveway for several vehicles and a garage.

Perchance enjoys a rural location yet is within reach of the towns of Ascot, Maidenhead and Windsor. Local schools include Dolphin, Heathfield, Lambrook, Papplewick and St Mary's. There are some well-regarded restaurants in the area including Bluebells and Coworth Park plus The Fat Duck, Waterside Inn and Hinds Head in Bray. For the commuter, rail links to London are available from Ascot, Windsor & Eton Central (via Slough) and Maidenhead stations. The Elizabeth Line is now running connecting to the city and is available from nearby Maidenhead and Slough. The M3 and M4 provide good road links to Central London, the West Country, Heathrow and the M25. Recreational facilities in the region include golf at the Sunningdale, Swinley and Wentworth, polo at the Royal Berkshire Polo Club and Smith's Lawn, horse racing at Ascot and Windsor, spa facilities at The Berystede, Coworth Park and Penny Hill Park, walking, cycling and riding in Windsor Great Park and boating on the River Thames.

EPC rating E. Council Tax band F.

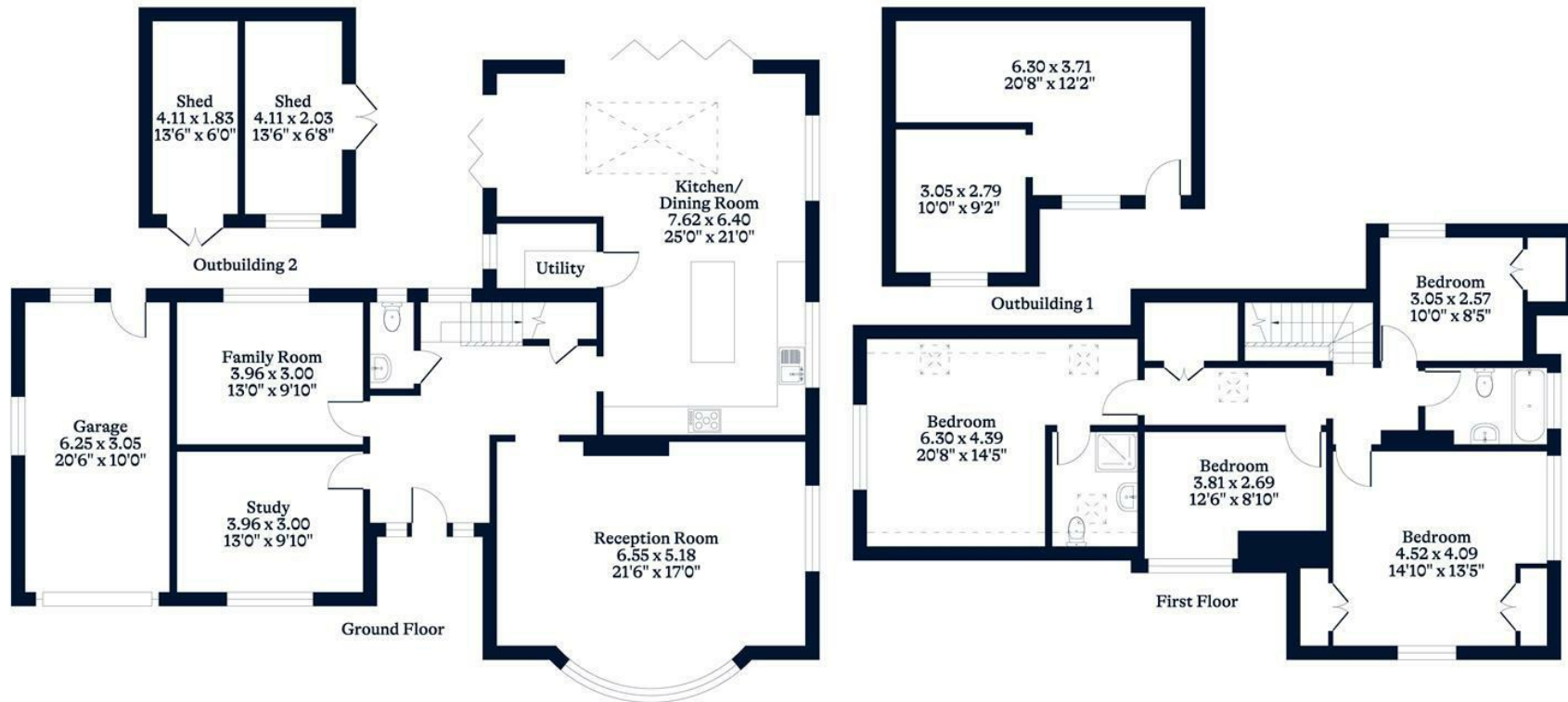






APPROXIMATE FLOOR AREA
House - 205.68 sq m - 2214 sq ft
Garage - 18.65 sq m - 201 sq ft
Outbuildings - 44.30 sq m - 477 sq ft
Total - 268.63 sq m - 2892 sq ft
(Gross Internal Area)

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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