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# Mushroom Castle, *Winkfield Row*

OSBORNE HEATH



# A five double bedroom, four bathroom detached family home in a brand new development, with double garage and south facing.

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

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

On the second floor there is two further rooms and a bathroom.

Elm Tree Wood is at the end of the cul-de-sac with fantastic field views, driveway parking, a double garage and side access to the south facing rear garden.

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.

EPC rating B. Council Tax Band F.

\*PLEASE NOTE THAT INTERIOR IMAGERY IS INDICATIVE OF FINISHES ONLY AND NOT OF THIS SPECIFIC LISTING\*







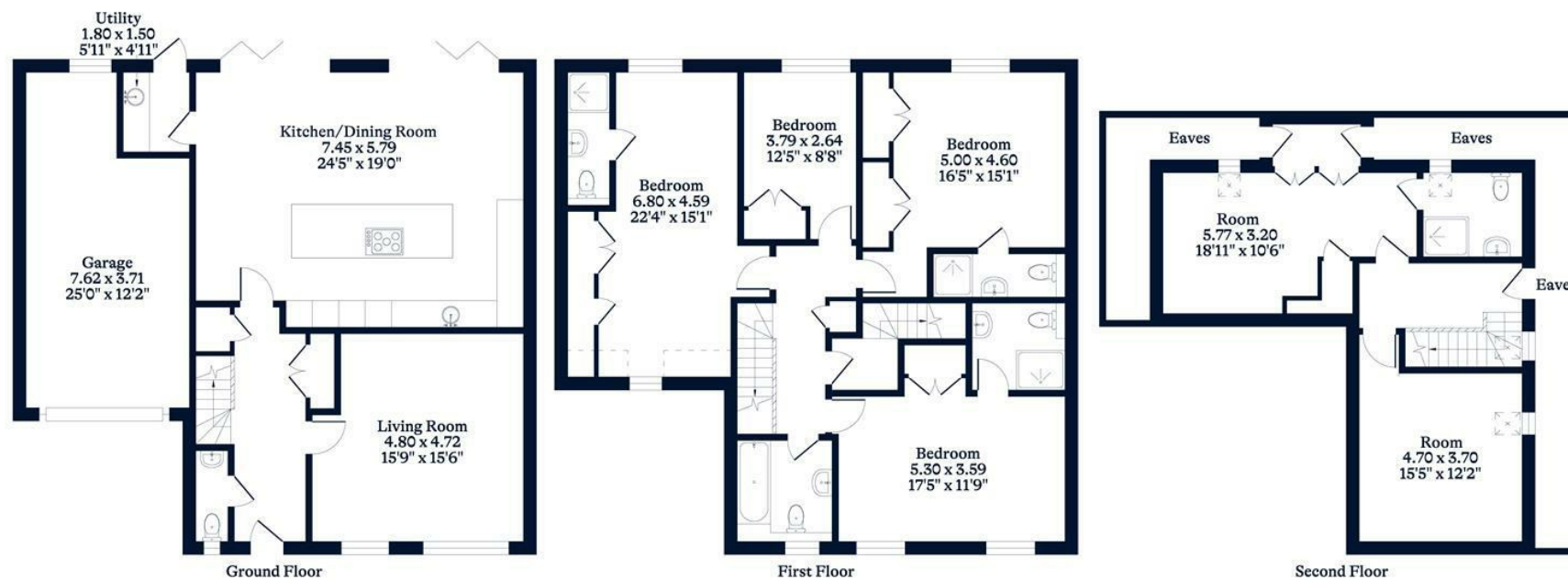
#### APPROXIMATE FLOOR AREA

House - 236.01 sq m - 2540 sq ft  
Garage - 25.04 sq m - 270 sq ft  
Total - 261.05 sq m - 2810 sq ft  
(Gross Internal Area)

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#### 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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