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Hedgehog Cottage, *Winkfield Row*

OSBORNE HEATH

A deceptively spacious and recently extended two double bedroom end-of-terrace character cottage.

On the ground floor there is a living room with a wood-burning stove, kitchen with living and dining areas with bi-folding doors leading to the garden, there is also a downstairs WC.

On the first floor there is a double bedroom, modern family bathroom and a walk-in wardrobe which as originally the second bedroom. The second floor has been converted to a bedroom/snug.

Outside, there are gardens to the front and rear which has some great suntraps for alfresco dining, there is also a summerhouse, currently being used as a home office, with power and internet

Hedgehog Cottage is on Winkfield Row. Nearby are a number of popular private and state schools including Ascot Heath, Charters, Lambrook, LVS, Papplewick, St Francis, St George's, St Joseph's, St Mary's and Ranelagh. The nearest train stations are Ascot and Martins Heron where services run to London, Reading and Guildford. By road Chavey Down Road 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 D. Council Tax band E.





APPROXIMATE FLOOR AREA

House - 106.53 sq m - 1147 sq ft

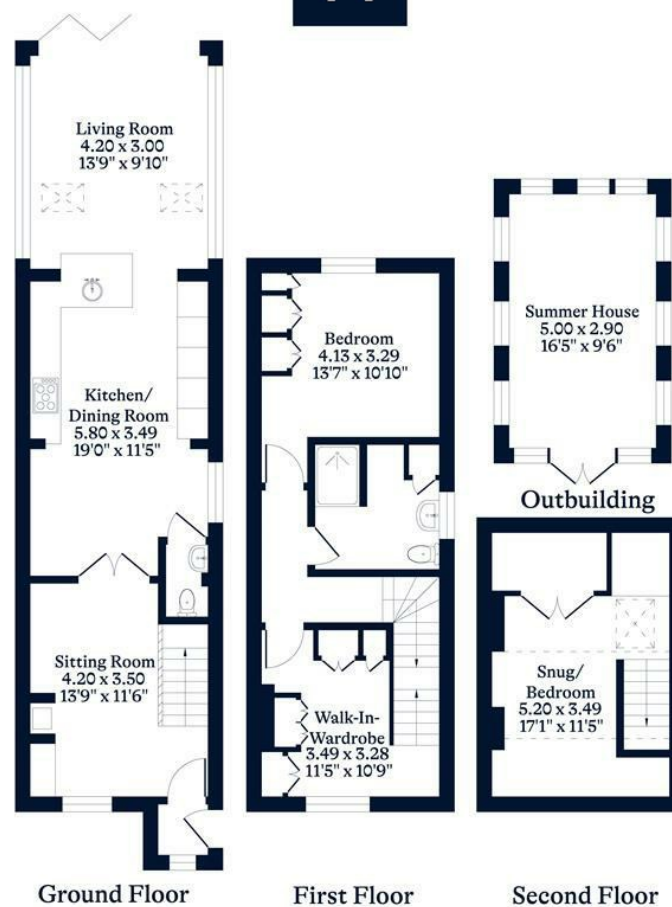
Outbuilding - 14.50 sq m - 156 sq ft

Total - 121.03 sq m - 1303 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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