

THO



Mayfield Place, Winkfield  
£1,750,000

OSBORNE HEATH



This modern house has been upgraded since it was built 10 years ago and includes underfloor heating on the ground floor, interior design throughout and CCTV.

Downstairs there is an impressive entrance hall and large kitchen with central island, dining area, living area and two sets of bi-folding doors leading out to the garden. There is also a separate living room, study, utility room, downstairs WC and a self-contained annexe with kitchen, bathroom and private patio.

The first floor has a large landing, main bedroom with a dressing room, en suite and balcony, two further en suite bedrooms, one of which is currently used as a dressing room, two more double bedrooms and a family bathroom.

Outside there is driveway parking and a wrap around garden with patio, artificial lawn, pagoda and a hot tub.

Mayfield Place is a small, modern development in-between Windsor Great Park and The Royal County of Berkshire Polo Club. Other local places of interest include Ascot Racecourse, Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club and Windsor Castle. Nearby schools include Bishopsgate, Braywood, Charters, Cheapside, Cranbourne, Hall Grove, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Winkfield is convenient for the M3, M4, M25 and Heathrow Airport.

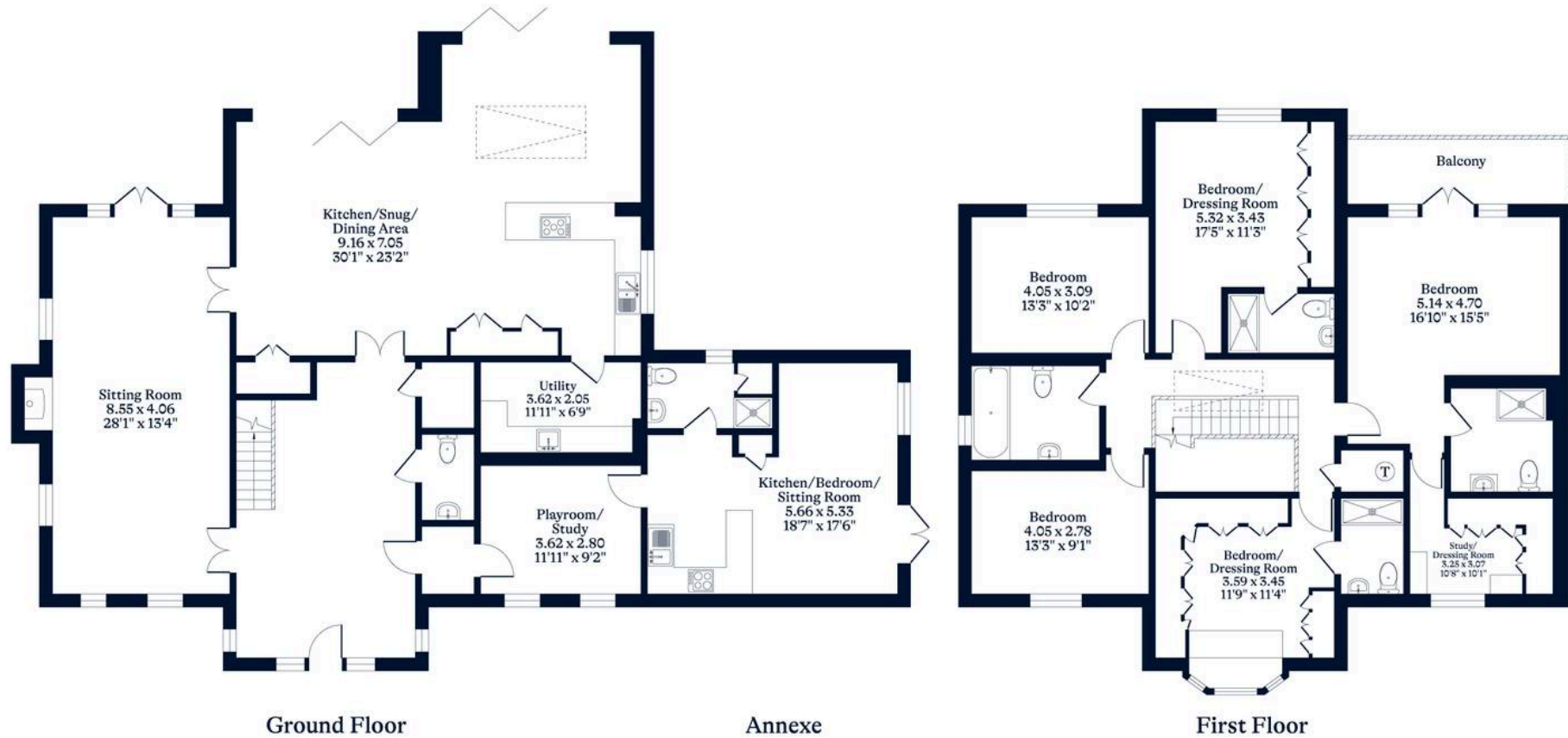




**APPROXIMATE FLOOR AREA**  
 House - 277.94 sq m - 2992 sq ft  
 Annexe- 30.16 sq m - 324 sq ft  
 Total - 308.10 sq m - 3316 sq ft  
 (Gross Internal Area)



**NOT TO SCALE**  
 This plan is for illustration purposes only



[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.



# Mayfield Place

Winkfield

- Six Bedrooms
- Five Bathrooms
- Self-Contained Annexe
- Dressing Room
- Utility Room
- Study
- High Specification
- Driveway
- Detached
- Cul-De-Sac

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## Osborne Heath, Windsor

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