

St. Marys Lane, Winkfield

£2,150,000

OSBORNE HEATH



On the ground floor there is a living room with a feature Inglenook fireplace, dining room, family room, study, modern kitchen, utility room, and a downstairs WC.
The first floor has a galleried landing, principal bedroom with dressing room, en suite shower room and Juliet balcony, three further bedrooms and two bathrooms.

The separate detached annex has a vaulted living room, kitchen, double bedroom, shower room and a mezzanine guest bedroom.

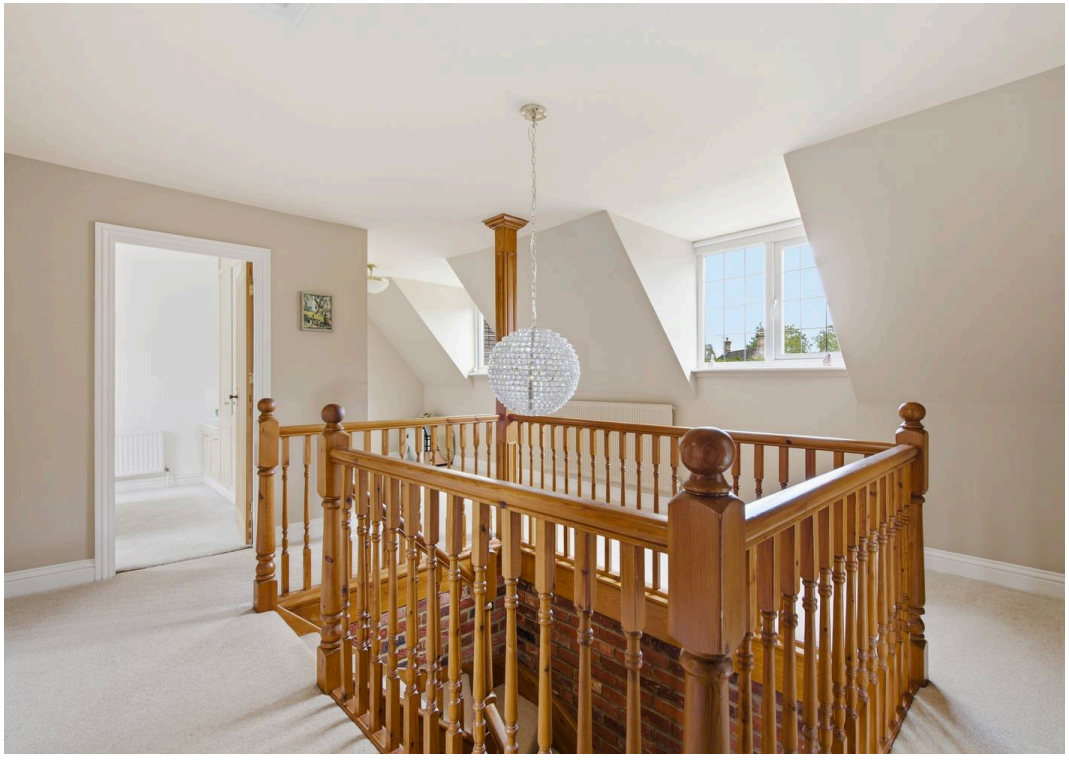
Outside, the property is centrally located on a secluded 1.24 acre plot with areas of lawn and paved patio which include a hot tub. The property is accessed via electric gates and has a sizeable driveway providing parking for numerous vehicles. There is a triple garage with electric doors, two of which would take large vehicles and the third has been converted into a workshop and gardeners WC.

St Marys Lane is a little-known cul-de-sac in the parish of Winkfield, located in-between Windsor and Ascot close to the Royal County Of Berkshire Polo Club and popular pubs The White Hart and The Winning Post. Other nearby places of interest include Ascot Racecourse, Coworth Park, Heathfield, Legoland, Swinley Forest, Wentworth Golf Club, Windsor Castle and Windsor Great Park. Winkfield is also convenient for the M3, M4, M25 and Heathrow Airport and the area also has access to a selection of well-regarded state, private and international schools including Charters, Eton College, Lambrook, The Marist, Papplewick, St Francis, St Georges and St Marys.







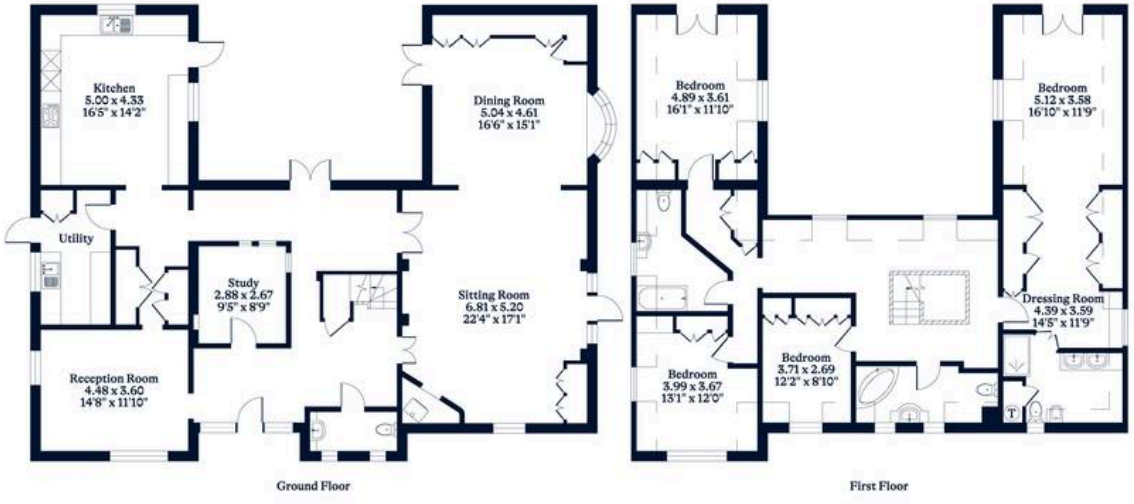




APPROXIMATE FLOOR AREA
House - 300.70 sq m - 3237 sq ft
Annex - 114.30 sq m - 1230 sq ft
Garage - 46.90 sq m - 505 sq ft
Total - 461.90 sq m - 4972 sq ft
(Gross Internal Area)

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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St. Marys Lane

Winkfield

- Six Bedrooms
- Four Bathrooms
- Five Receptions
- Utility Room
- Self-Contained Annex
- Triple Garage
- Gated Driveway
- 1.24 Acre Plot
- Wrap-Around Garden
- Cul-De-Sac

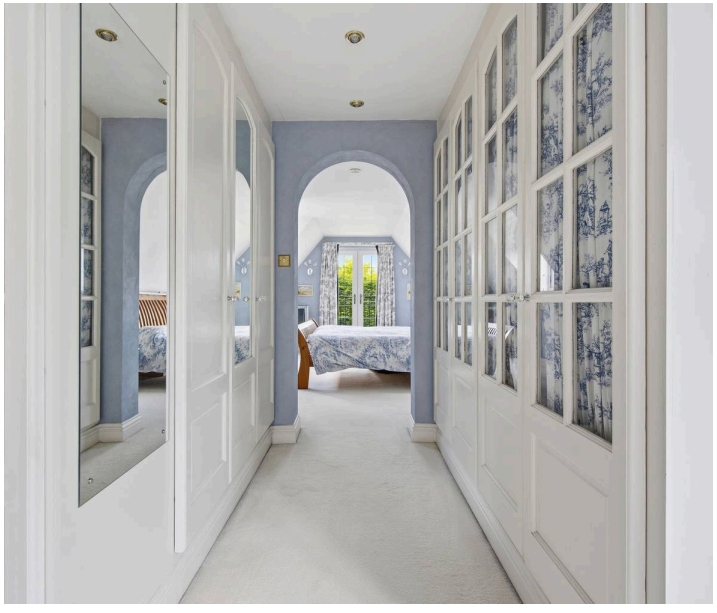
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









Osborne Heath, Windsor

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