



Crutch Cottage, Warfield
Guide Price £1,495,000

OSBORNE HEATH



On the ground floor there is a living room, dining room, kitchen, utility room and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes, three further bedrooms and two modern family bath and shower rooms

Outside there is a double garage with a room above that also has approved planning to be turned into a separate dwelling, and an outbuilding with power and wifi currently used as an office and gym. The home sits within a large gated plot and offers huge potential.

Crutch Cottage is part of Maidens Green village in the parish of Winkfield. Within the village there are great pubs and restaurants such as The Winning Post and Stirrups. Maidens Green is on the outskirts of Ascot, close to Windsor and Bracknell. Nearby schools are Lambrook, Nearby places of interest include Ascot Racecourse, Legoland, The Lexicon, Royal Berkshire Polo Club, Windsor Castle and Windsor Great Park. Maidens Green is also convenient for the M3, M4, M25 and Heathrow Airport.





APPROXIMATE FLOOR AREA

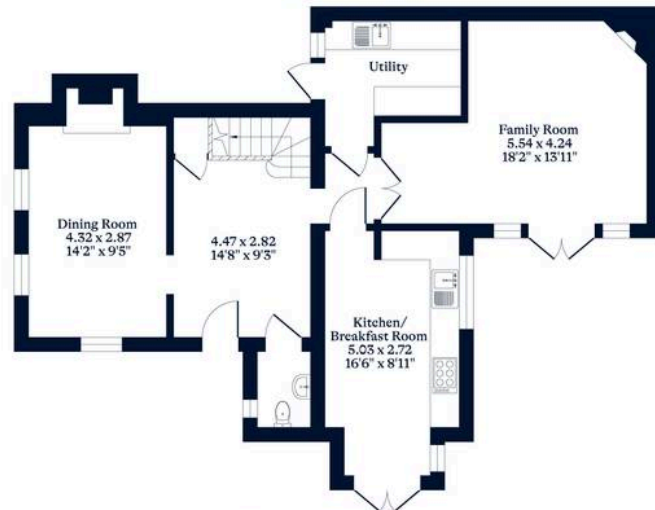
House - 142.12 sq m - 1530 sq ft
Garage - 77.88 sq m - 839 sq ft
Outbuilding - 38.08 sq m - 410 sq ft
Total - 258.08 sq m - 2779 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



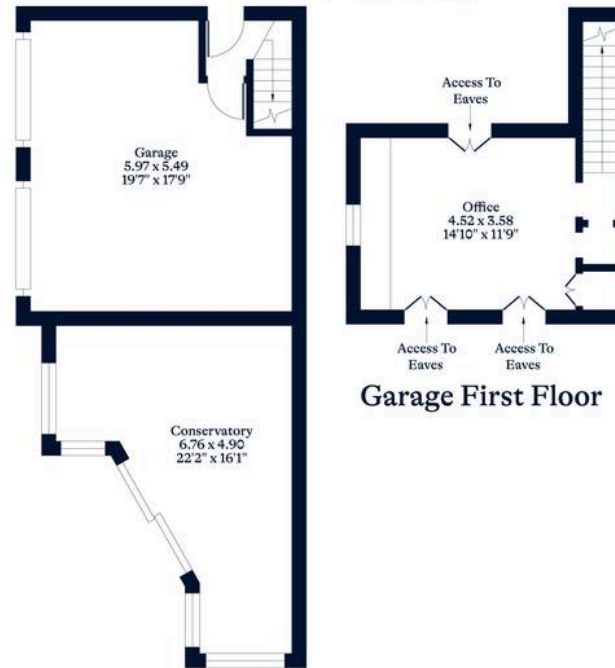
First Floor



Ground Floor



Outbuilding



Garage Ground Floor

Garage First Floor

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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.



Crutch Cottage

Warfield

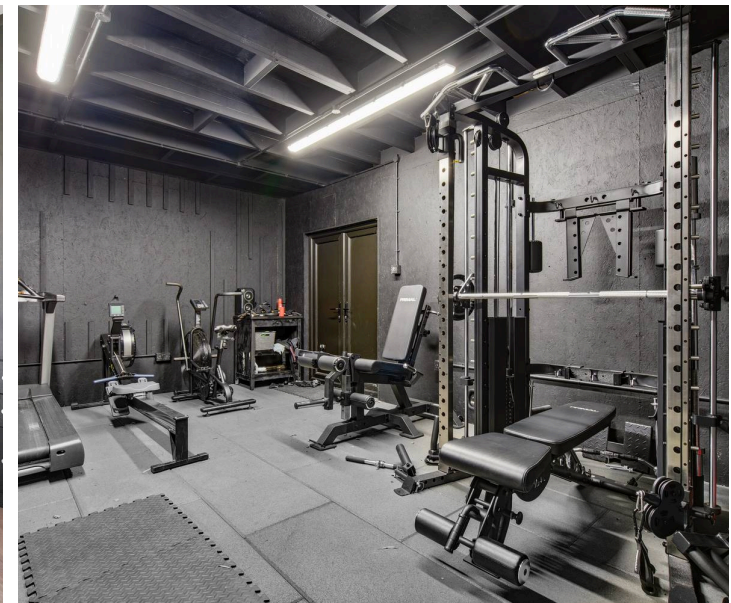
- Four Bedrooms
- Two Bathrooms
- Three Receptions
- Double Garage
- Study
- Gym
- Detached
- Gated
- Large Plot
- Potential To Extend and Develop STP

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Osborne Heath, Ascot

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