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# Winkfield Lane, *Maidens Green*

OSBORNE HEATH

# An extended three bedroom period cottage situated in a semi-rural location overlooking fields to the rear.

On the ground floor there is a spacious hallway, WC, study, good size kitchen, separate dining room, large sitting room and a glass garden room with sliding glass panels.

The first floor has a landing, a principal bedroom with en suite shower room, two further double bedrooms and a family bathroom.

Outside, the front garden has an area of lawn with shrub and flower borders and a shingle driveway providing off road parking that leads to a single garage. The rear garden has a pleasant aspect to the rear and is mostly laid to lawn with various flower and shrub borders. There is also access to the garage and a gate to the front driveway.

Maidens Green is a small village in Winkfield, located between Windsor and Ascot. Nearby places of interest include Legoland, Ascot Racecourse, Lapland, Coworth Park, Royal Berkshire Polo Club, 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.

EPC rating D. Council tax band E.



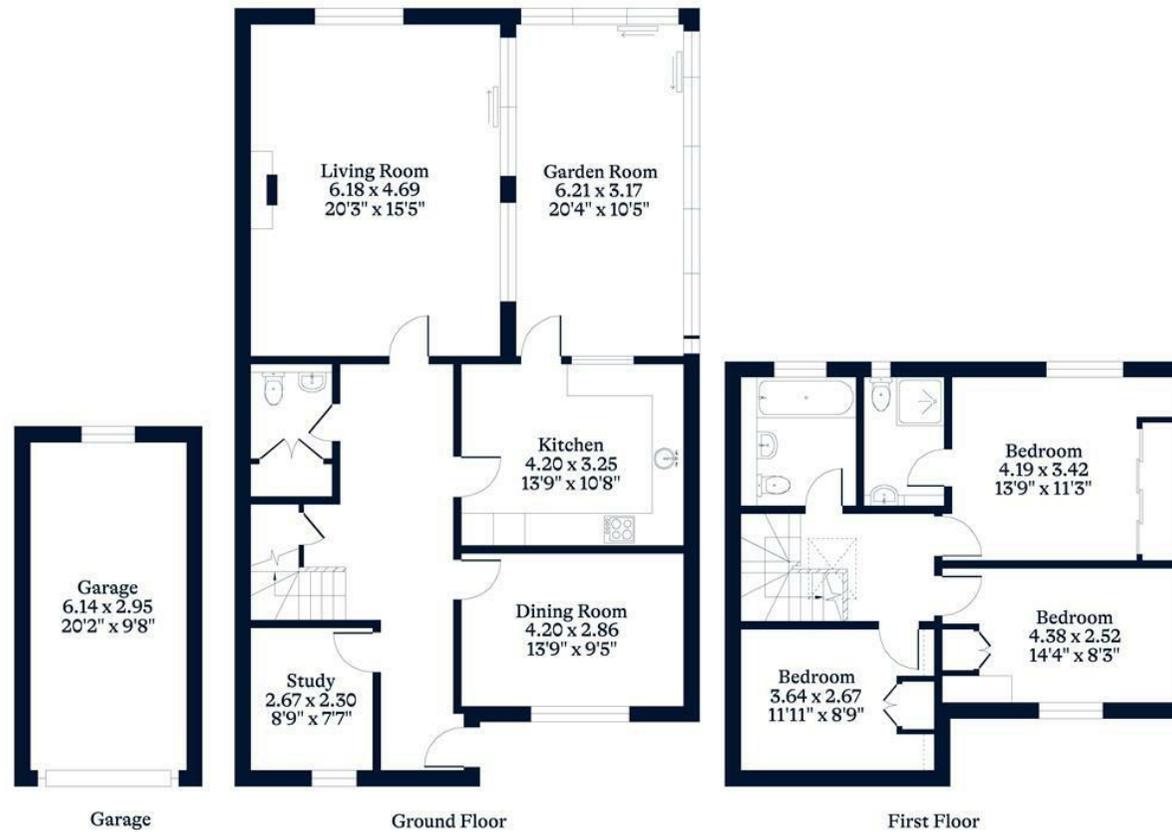


**APPROXIMATE FLOOR AREA**

House - 141.47 sq m - 1523 sq ft  
Garden Room - 19.68 sq m - 212 sq ft  
Garage - 18.11 sq m - 195 sq ft  
Total - 179.26 sq m - 1930 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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