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# Woodside Road, *Winkfield*

OSBORNE HEATH

A spacious five bedroom detached house with three reception rooms and a triple garage. The property makes a fantastic family home with flexible accommodation offering scope for multi-generational living. The plot size is approximately 1/3 acre featuring mature good size gardens. The property is located in Woodside, on the edge of Windsor Great Park towards Ascot.









On the ground floor the property comprises an entrance hall with a cloakroom, living room, TV room, kitchen/dining room with a separate utility room and a conservatory overlooking the rear garden. There is also alternative access from the main house via a side door to a potential annexe that has a living area with kitchenette, bedroom and a shower room.

The first floor has a large landing that the owners use as a study area, a principal bedroom with an en suite bathroom, three further double bedrooms and a family bathroom.

Outside, the property has a good size driveway providing parking for numerous cars and a garden area that is lawned and has well-stocked shrub and flower borders. There is a triple garage with individual doors which has stairs up to a first floor room, that offers a multitude of uses. The rear gardens is a feature of the property and has an expanse of lawn, shrub and flower borders, a garden pond, vegetable patch and a summer house with a patio area.



Woodside Road is part of Woodside Hamlet in the parish of Winkfield. Within Woodside there are great pubs such as The Duke of Edinburgh and The Rose & Crown. Woodside is in-between Windsor and Ascot and local residents have access through a private gate into Windsor Great Park. Other nearby places of interest include Ascot Racecourse, Legoland, Royal Ascot Golf Club, Royal Berkshire Polo Club and Windsor Castle. The area has access to a selection of well-regarded state and independent schools and is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax Band G



**APPROXIMATE FLOOR AREA**  
 House - 308.61 sq m - 3322 sq ft  
 Garage - 46.45 sq m - 500 sq ft  
 Total - 355.06 sq m - 3822 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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