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Watersplash Lane, *Warfield*

OSBORNE HEATH

A modern five bedroom detached family home with a double garage and driveway with no onward chain.

The ground floor kitchen with living and dining areas, lounge, study utility room and a downstairs WC.

On the first floor is the main bedroom with built-in wardrobes and en suite, guest room with built-in wardrobes and en suite, three further double bedrooms and a family bathroom.

Outside the property has driveway parking and a double garage.

Holly House is located off Waterspash lane in a small cul-de-sac development recently built by Millgate Homes. Nearby schools include Lambrook, LVS, The Marist, Papplewick, St Joseph's, Ranelagh and Whitegrove. The nearest train stations are Bracknell and Martins Heron where services run to London and Reading. By road Warfield is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band G.





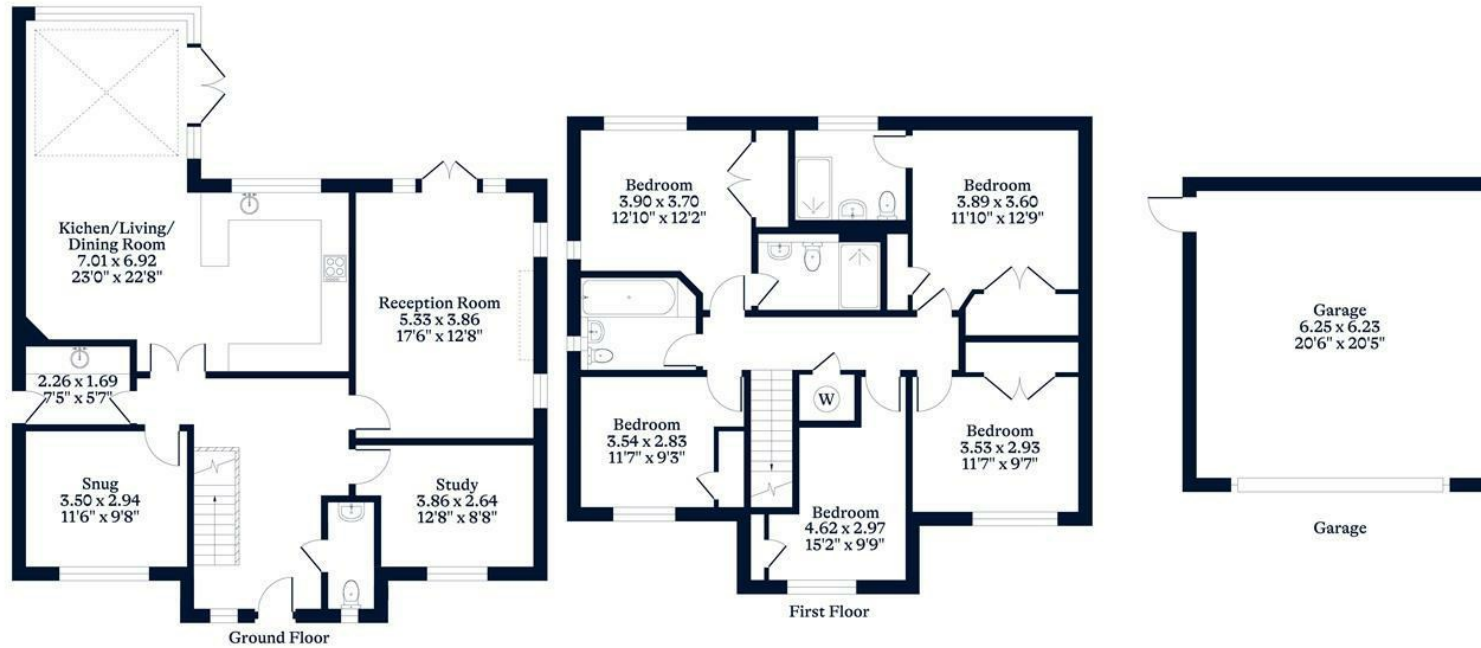
APPROXIMATE FLOOR AREA

House - 199.22 sq m - 2144 sq ft
Garage - 38.93 sq m - 419 sq ft
Total - 238.15 sq m - 2563 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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