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Brock Hill Cottage, *Winkfield Row*

OSBORNE HEATH

An opportunity to purchase a character home on a four acre plot that qualifies for Multiple Dwelling Stamp Duty Relief (if completing before 1st June 2024), with an annexe, gated parking, garages, tennis court and a private field, close to Lambrook School.









The ground floor has a living room, dining room, family room with study, kitchen with dining space and a utility room. There is also access to a cellar, a store room, larder and integral access to a garage with electronically operated door.

Upstairs there are four double bedrooms with great views over the gardens and nearby fields, a dressing room and modern en suite to the principal bedroom, and a family bathroom.

The annexe is a separate dwelling, qualifying for Multiple Dwelling Stamp Duty Relief (if purchased before 1st June 2024), and has a double bedroom, en suite shower room, living room and kitchen, all overlooking the private field.

Outside there is gated driveway parking for several vehicles and a second garage. The rear garden faces south and has a wonderful verandah and a tennis court. Gates lead to a large private field that could have a number of uses. The total plot size is circa four acres.



Brock Hill Cottage is in the small village of Winkfield Row, close to Lambrook School and local venues such as The Cricketers, Don Beni and Stirrups. Other popular private and state schools including Charters, LVS, Papplewick, St Francis, St George's, St Joseph's, St Mary's and Ranelagh. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Winkfield Row is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

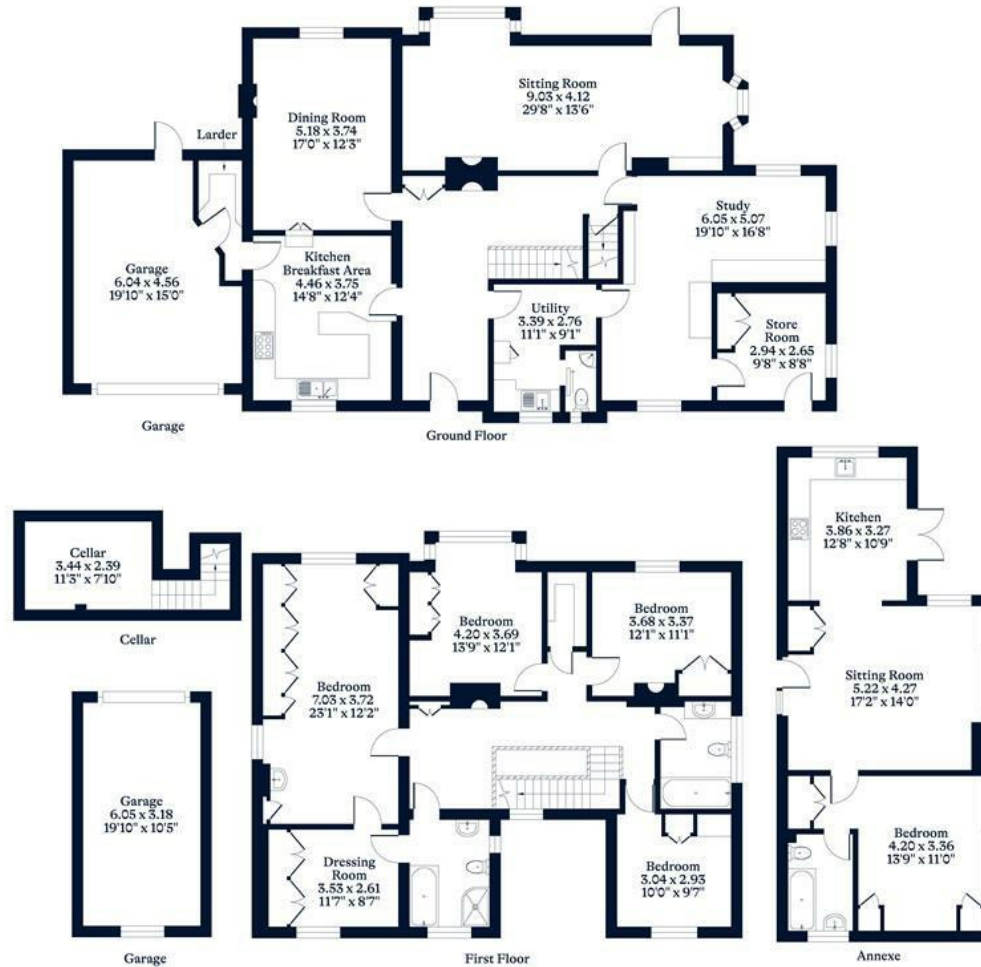
EPC ratings - Main house E, annexe D. Council Tax bands - Main house G, annexe C.



APPROXIMATE FLOOR AREA
 House - 268.00 sq m - 2885 sq ft
 Garage - 43.00 sq m - 461 sq ft
 Annexe - 58.00 sq m - 627 sq ft
 Total - 369.00 sq m - 3973 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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