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Winkfield Manor Drive, *Ascot*

OSBORNE HEATH

A brand new, three bedroom, three bathroom home set in a private development within 3.7 acres of parkland.

On the ground floor there is a modern kitchen with granite worktops and Bosch integrated appliances, a living room with dining area that leads out to the garden.

Upstairs, the main bedroom has a dressing area and en suite shower room, two further double bedrooms, an en suite and a family bathroom.

Outside there is a courtyard garden and allocated parking for two vehicles.

Winkfield Manor is a private gated community located at the end of a private lane surrounded by paddocks, mature trees and Mill Ride Golf and Country Club. Winkfield Manor is in-between Ascot Racecourse and Windsor Great Park. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Castle. Nearby schools include Ascot Heath, Charters, Cheapside, Cranbourne, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band TBC. Deposit £4,326. Holding Deposit £865. Lease Length 12-36 months.





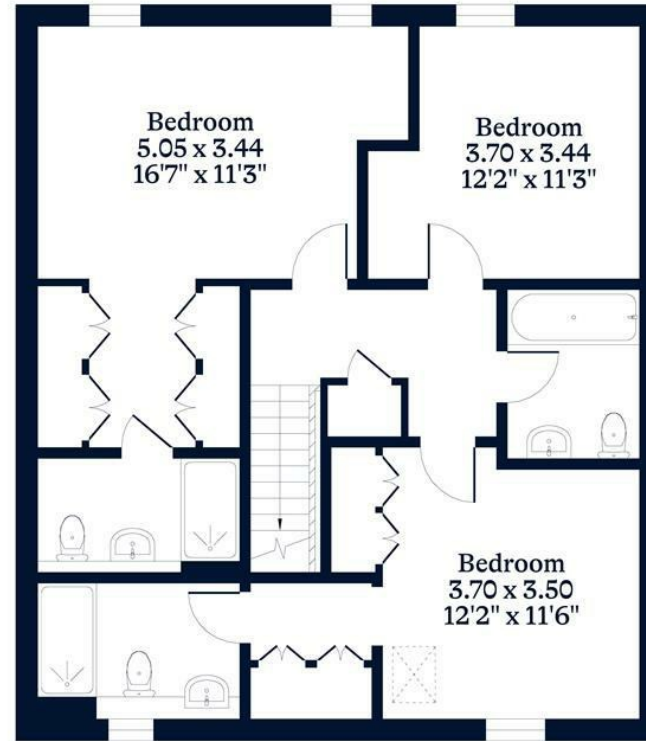
APPROXIMATE FLOOR AREA
House - 130.48 sq m - 1405 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



First Floor

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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