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Lovel Road, *Winkfield*

OSBORNE HEATH

A character home with four double bedrooms, two bathrooms, a utility room, driveway and south facing garden.

The ground floor has living and dining rooms with feature wood-burners, kitchen, plus a downstairs WC and utility room.

The first floor has three double bedrooms, one of which is currently used as a dressing room, and a modern shower room. The loft has been converted into a double bedroom with en suite bathroom and plenty of eaves storage.

To the front of the house is driveway parking and gated side access to the south facing rear garden. The garden has patio and lawn areas, plus a studio with power and internet, currently used as a home office.

Lovel Road is in Winkfield close to Royal County of Berkshire Polo Club. Other local places of interest include Ascot Racecourse, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. This house on the same road as the Ofsted Outstanding Cranbourne Primary School. Other nearby schools include Ascot Heath, Charters, Cheapside, Lambrook, LVS and Papplewick. The nearest train station is Ascot where services run to London, Guildford and Reading. By road Winkfield is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band E.





APPROXIMATE FLOOR AREA

House - 101.48 sq m - 1092 sq ft
Outbuilding - 16.04 sq m - 173 sq ft
Total - 117.52 sq m - 1265 sq ft
(Gross Internal Area)

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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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