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Newark Road, *Windlesham*

OSBORNE HEATH



# A four bedroom, two bathroom detached family home with a garage, driveway and potential to extend subject to planning permission.

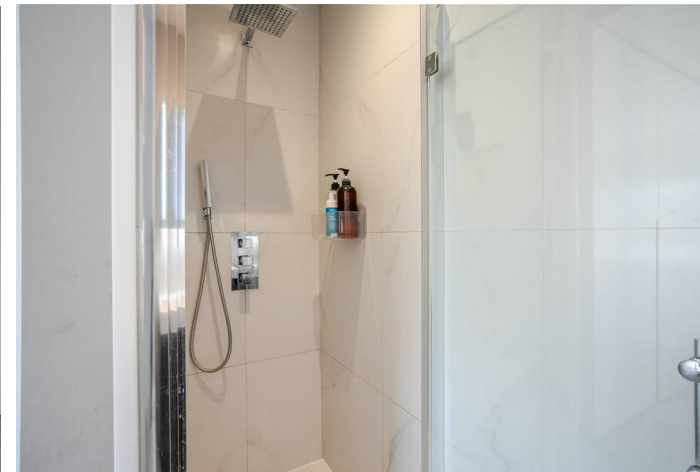
On the ground floor there is an open-plan kitchen, living and dining room leading out to the rear garden, conservatory, downstairs WC and internal access to the garage.

On the first floor is the principal bedroom with built-in wardrobes and an en suite, three further bedrooms and a family bathroom.

Outside there is a driveway with EV charging port, garage and side access leading to the landscaped garden.

Newark Road is a cul-de-sac in Windlesham village. The local area has the finest private and state schools including Gordon's, Hall Grove, Hurst Lodge, The Marist, St. George's, St. Mary's, Sunningdale, Valley End and Windlesham Village. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, The Lexicon, Queenswood, Sunningdale Golf Club, The Berkshire, Wentworth Club, Windsor Great Park and Windsor Castle. The nearest train stations are Bagshot and Sunningdale where trains run to London, Guildford and Reading. Windlesham is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC Rating C. Council Tax band F.







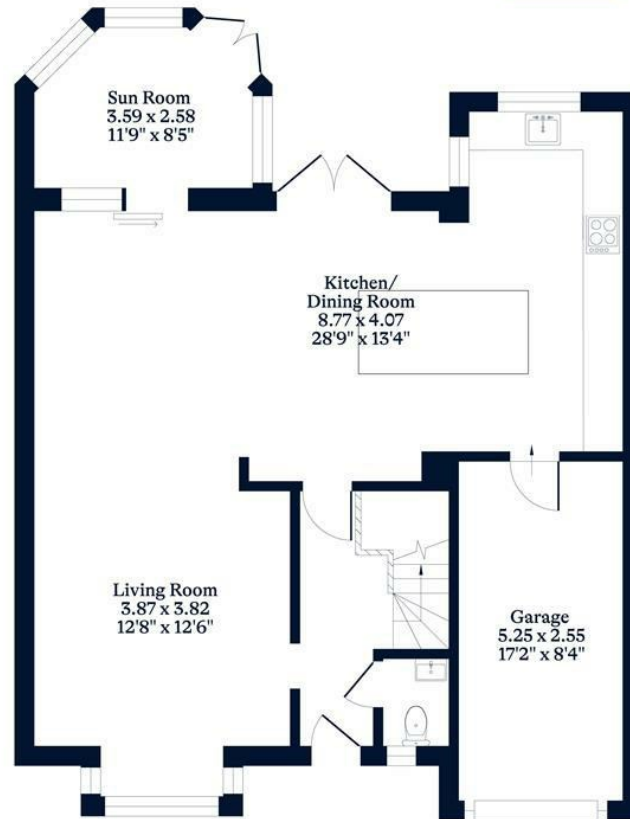
#### APPROXIMATE FLOOR AREA

House - 118.06 sq m - 1271 sq ft  
Garage - 12.94 sq m - 140 sq ft  
Total - 131.00 sq m - 1411 sq ft  
(Gross Internal Area)

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#### 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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