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Priory Lane, *Warfield*

OSBORNE HEATH

An extended four bedroom, three bathroom, double-fronted detached character home on a private road with an in and out driveway, south east facing garden and a swimming pool.

On the ground floor there is a living room, family room, study, modern kitchen with living and dining area, central island, larger roof lantern, and bi-folding doors out to the garden. There is also an annexe with a double bedroom, living room and a bathroom.

The first floor has the principal bedroom with a walk-in wardrobe and en suite, two further double bedrooms and a family bathroom.

To the front of the house is an in and out driveway, double garage with EV charging and side access to the south east facing garden, swimming pool and large terrace area.

There is also a lower ground floor which is used as storage and a cellar.

Nutcroft is on a small private road. 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 C. Council Tax band G.





APPROXIMATE FLOOR AREA

House - 370.68 sq m - 3990 sq ft
Garage - 38.26 sq m - 412 sq ft
Total - 408.94 sq m - 4402 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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