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Moat Farm Close, *Winkfield*

OSBORNE HEATH

An ultra-high-specification five bedroom, four bathroom gated home, in a gated cul-de-sac, with a large driveway and double garage.









The owners of this Millgate family home bought from new, just three years ago, and then undertook a full upgrade of the interior specification including a state of the art Bang & Olufsen multi-room audio system and wi-fi controlled Daikin air conditioning which have been installed in all of the principal rooms, plus Miele appliances, an extensive range of cabinetry and stone work surfaces, and solar panels.

The ground floor has underfloor heating throughout and includes a luxurious kitchen with feature island plus living and dining areas, a formal living room, family room, double aspect study, utility room and internal access to the garage.

The first floor also has underfloor heating throughout and comprises the principal bedroom with roof terrace and an en suite, two further double bedrooms one of which has an en suite, family bathroom and a fourth bedroom which is currently used as a dressing room.

The top floor was designed to be the main bedroom suite with a large dressing area and en suite. This floor is currently used as a gym and home office.

Outside there is gated driveway parking for several vehicles, a double garage with ram-raid electric door and pre-fabricated for EV charging, plus a rear garden with studio.

Moat Farm Close is a small, private development built by Millgate in 2022, access by electric gates and via privately owned paddocks that this house overlooks. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Popular local schools include Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Winkfield is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band G.





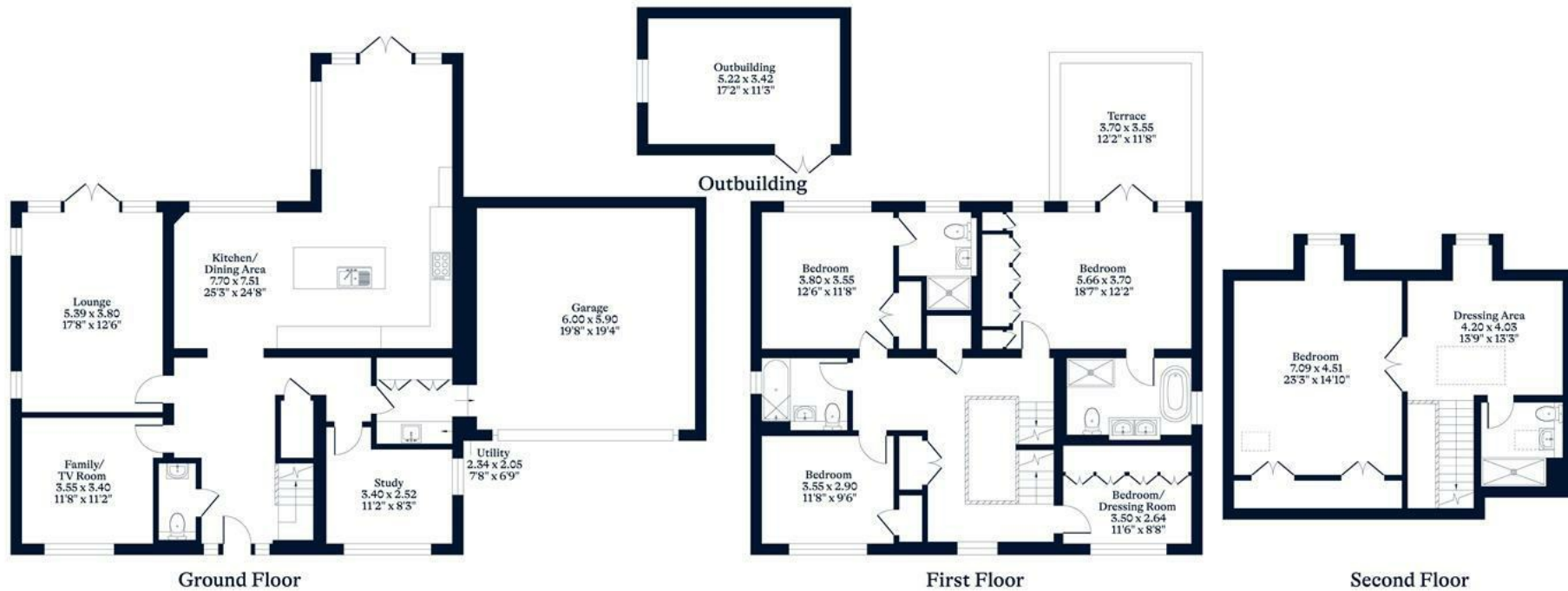
APPROXIMATE FLOOR AREA

House - 268.00 sq m - 2890 sq ft
Garage - 35.50 sq m - 381 sq ft
Outbuilding - 18.50 sq m - 192 sq ft
Total - 322.00 sq m - 3463 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.

