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**Cruchfield Cottages Hawthorn Hill, Warfield**  
In Excess of **£595,000**

**OSBORNE HEATH**



On the ground floor there is a kitchen with dining area and living room.

The first floor has three bedrooms and a family bathroom.

Outside the property has a driveway, large front garden and a large south facing rear garden which backs onto fields.

Hawthorne Hill is located between Ascot and Winkfield. Nearby schools include Lambrook, LVS, The Marist, Papplewick, St Joseph's, Ranelagh. 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.

# Hawthorn Hill

## Warfield

- Three Bedrooms
- Two Receptions
- Semi- Detached
- Driveway
- South Facing Garden
- Potential to Extend to STP
- Large Plot
- No Onward Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

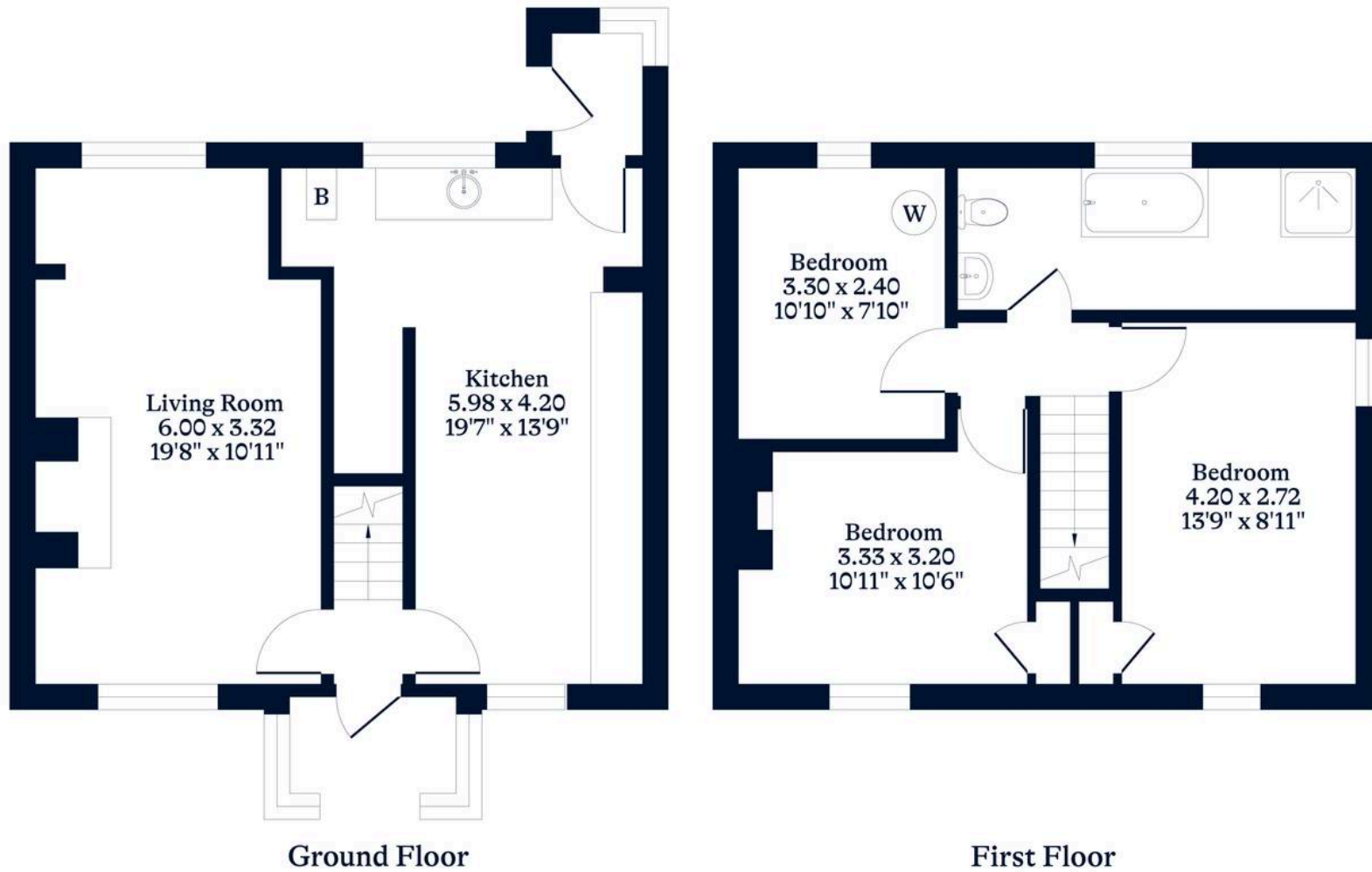
EPC Environmental Impact Rating: F



**APPROXIMATE FLOOR AREA**  
House - 89.56 sq m - 964 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.