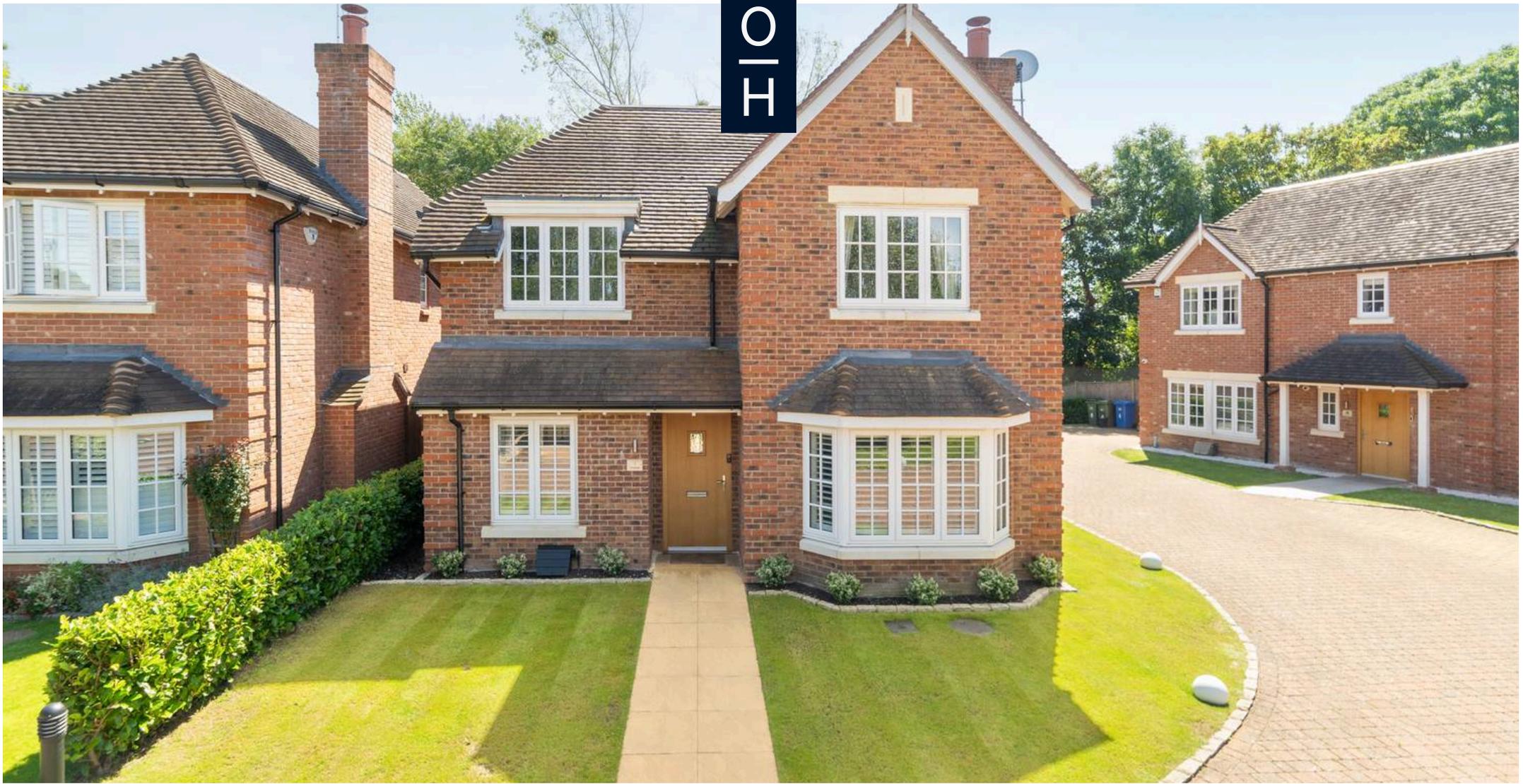# North Street, Winkfield

Windsor

In Excess of **£1,000,000**

OSBORNE HEATH

The current owners of the property have recently fitted a new kitchen and bathrooms, as well as changing flooring and redecorating.

Downstairs there is a formal living room, study which is currently used as a dressing room, and a fully-integrated kitchen with central island and dining space leading out to the garden. There is also a utility room and a downstairs WC.

Upstairs there are four double bedrooms with built-in wardrobes, an en suite to the primary bedroom, and a family bathroom with bath and separate shower.

Above is a large loft that has planning permission to convert into an additional bedroom suite.

Outside there is a carport with parking for three vehicles and a storage unit. The rear garden faces south and backs onto woodland.

Homelands is off North Street, situated in the village of Winkfield, between Windsor and Ascot. Nearby places of interest include Legoland, Ascot Racecourse, Lapland, Coworth Park, Royal Berkshire Polo Club, Wentworth Club, Windsor Castle and Windsor Great Park. Winkfield is also convenient for the M3, M4, M25 and Heathrow Airport and the area also has a selection of well-regarded state, private and international schools.

North Street

Winkfield

- Four Double Bedrooms
- Two Modern Bathrooms
- Re-Fitted Kitchen
- Utility Room
- Downstairs WC
- South Facing Garden
- Triple Carport
- Planning Permission To Extend
- Cul-De-Sac

Council Tax band: G

Tenure: Freehold

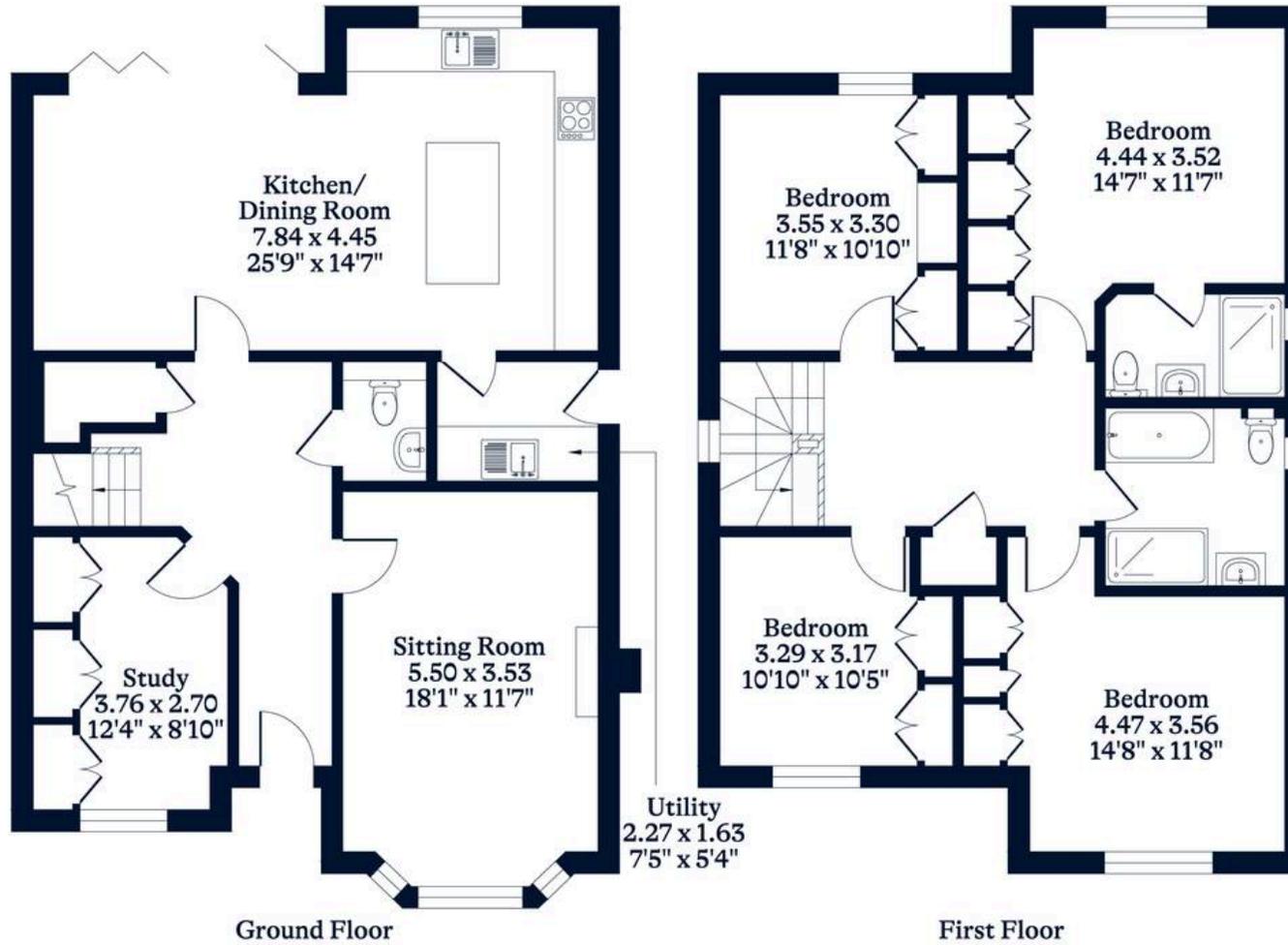EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

O H

NOT TO SCALE

This plan is for illustration purposes only

Kitchen/
Dining Room
7.84 x 4.45
25'9" x 14'7"

Bedroom
4.44 x 3.52
14'7" x 11'7"

Bedroom
3.55 x 3.30
11'8" x 10'10"

Study
3.76 x 2.70
12'4" x 8'10"

Sitting Room
5.50 x 3.53
18'1" x 11'7"

Bedroom
3.29 x 3.17
10'10" x 10'5"

Bedroom
4.47 x 3.56
14'8" x 11'8"

Utility
2.27 x 1.63
7'5" x 5'4"

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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