

HIO



Winkfield Road, Windsor  
£1,475,000

OSBORNE HEATH



On the ground floor there is a large entrance hall, open-plan kitchen with breakfast bar, living and dining room with doors into the garden, study, boot room, utility and WC. There is also alternative access from the main house via a side door to a potential annexe that has a large double bedroom and ensuite shower room.

The first floor has a landing with a large feature window, principal bedroom with a four piece en suite bathroom, three further double bedrooms and family bathroom with a separate WC.

Outside, the front of the property has shrubs creating privacy and a driveway providing off-road parking and access to the garage. There is also an EV charging point. The rear garden is a good size and is south facing overlooking crown estate land. The garden has an expanse of lawn, a good size patio area and a marquee area.

The property is situated on the outskirts of Windsor, approximately 1.5 miles away from the town centre. Windsor has a wide range of shops and restaurants as well as the Castle, Great Park, Racecourse and Legoland. Nearby train stations include Windsor & Eton Central and Windsor & Eton Riverside, giving easy access to London Paddington (via Slough) and London Waterloo. Local schools include Braywood, The Kings House, Oakfield, The Queen Anne, St Edwards, Trevelyan, Trinity St Stephen, Upton House, Eton, and Windsor Boys and Windsor Girls. Windsor is also convenient for the M4, M25 and Heathrow Airport.



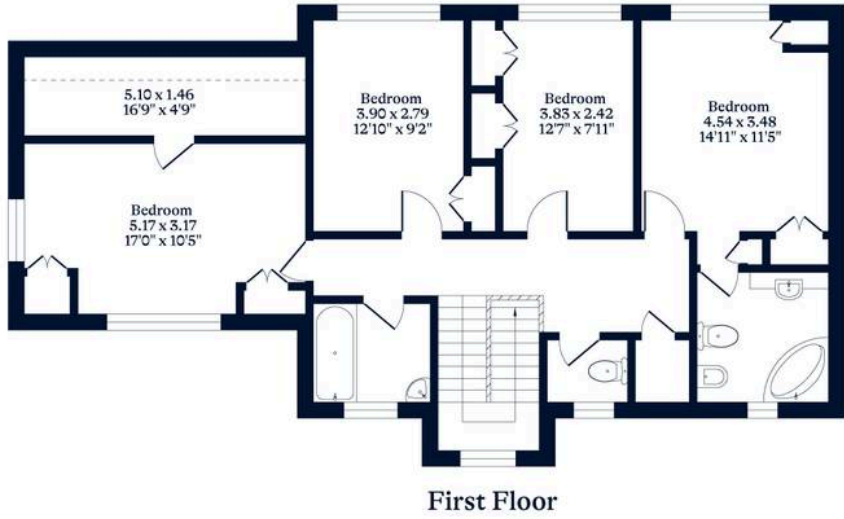
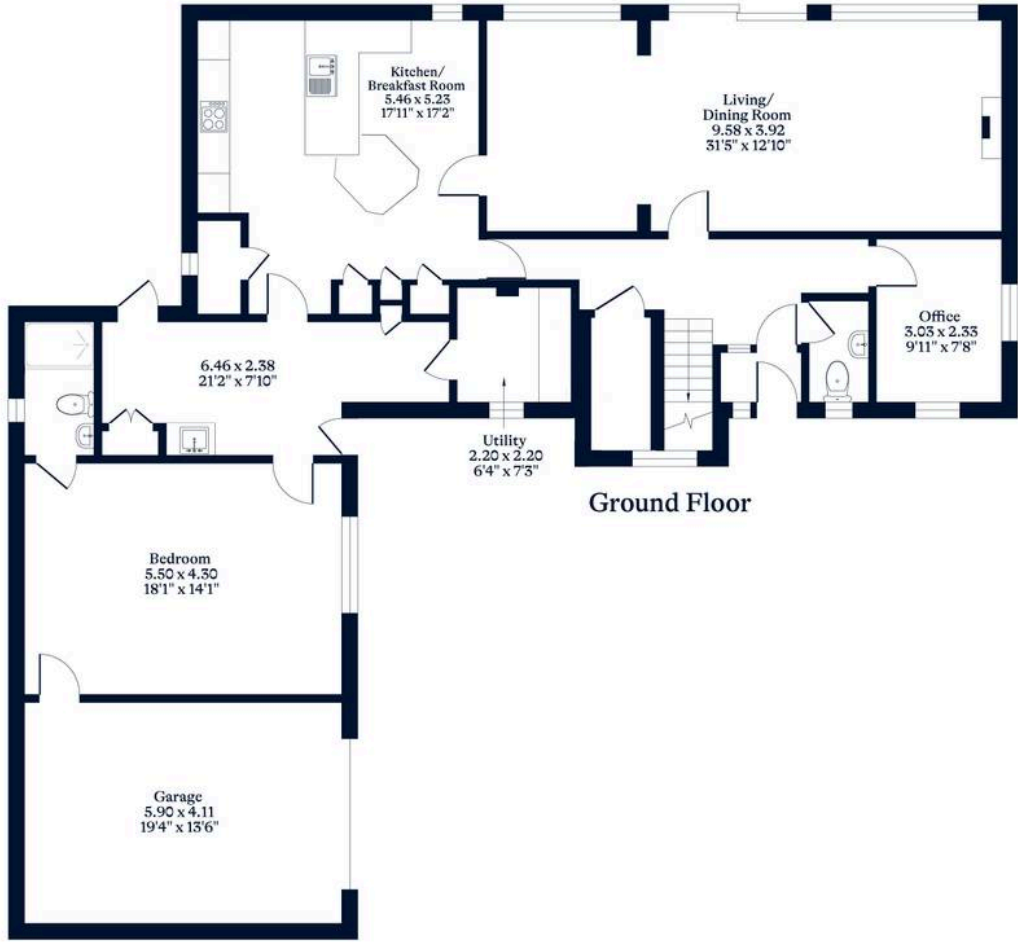


**APPROXIMATE FLOOR AREA**

House - 240.37 sq m - 2587 sq ft  
Garage - 24.31 sq m - 261 sq ft  
Total - 264.68 sq m - 2848 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.



# Winkfield Road

Windsor

- Five Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Kitchen/Dining Room
- Potential Self-Contained Annexe
- South Facing Rear Garden
- EV Charging Point
- Garage
- Large Driveway
- Views Of Crown Estate Land

Council Tax band: G

Tenure: Freehold





## Osborne Heath, Windsor

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