

THO



Hayley Green, Warfield
Guide Price £1,350,000

OSBORNE HEATH



On the ground floor is a living room, family room, downstairs shower room with WC, open plan kitchen, living and dining room with bi-folding doors leading to the garden. There is also a study/fourth bedroom.

The first floor is a principal bedroom with built-in wardrobes and an en suite, two further double bedrooms and a family bathroom.

Outside is an in and out driveway, double carport and side access to the large rear garden and stables which could be made into an annex.

Paddock Cottage is located in the Hayley Green area of Warfield. Local schools include Garth Hill, Holly Spring, Lambrook, LVS, Ranelagh, St Josephs, Warfield and Whitegrove. The nearest train stations are Bracknell and Martins Heron where services run to London, Reading and Guildford via Ascot. By road Warfield is convenient for the M3, M4, M25 and Heathrow Airport. Nearby places of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park.

Hayley Green

Warfield

- Four Bedrooms
- Three Receptions
- Two Bathrooms
- Detached
- In and Out Driveway
- Double Car Port
- Stables
- Large Garden
- Close To Shops
- No Onward Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

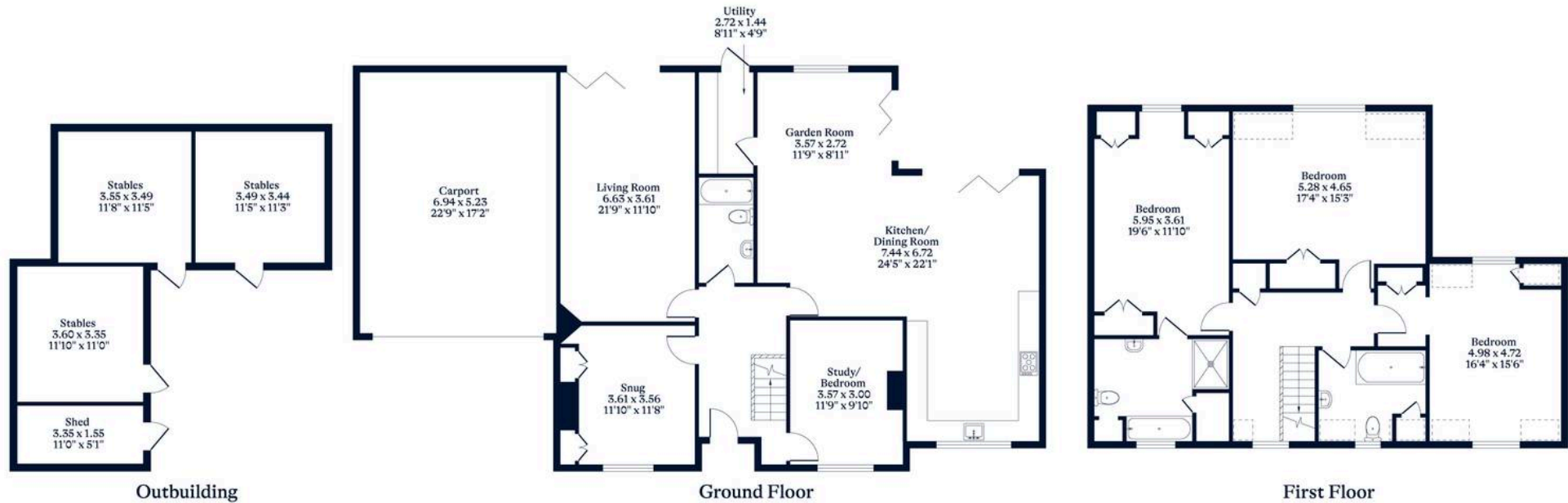


APPROXIMATE FLOOR AREA

House - 212.06 sq m - 2283 sq ft
Carport - 36.29 sq m - 390 sq ft
Outbuilding - 42.55 sq m - 458 sq ft
Total - 290.90 sq m - 3131 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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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.