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Kiln Lane, Winkfield
£1,250,000

OSBORNE HEATH



Beech Tree Cottage has been extended and refurbished by the current owners to include a Neptune kitchen, underfloor heating, engineered wood flooring by V4 Flooring, and a landscaped garden.

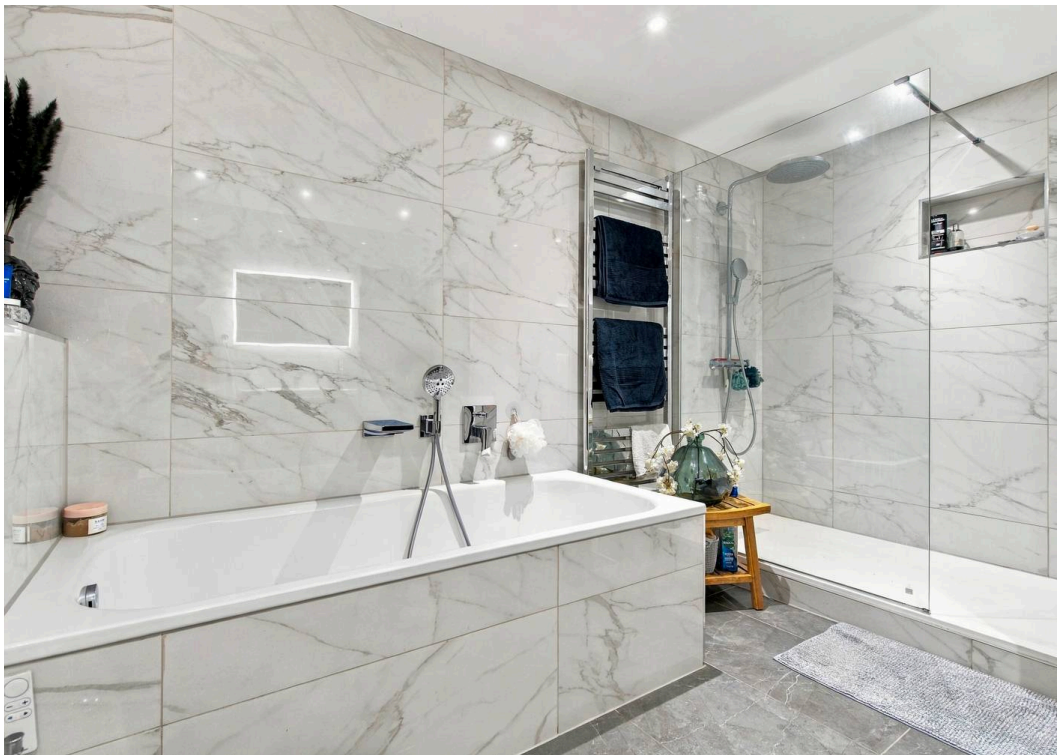
The entrance hall has a vaulted ceiling with a large window for natural light and leads to two en suite bedrooms with their own mezzanine levels. The main bedroom overlooks the gardens and has a large dressing room and a four-piece en suite.

The open-plan living area has a kitchen with built-in appliances, smart storage and a central island, dining space and a living area with a feature roof lantern above plus patio doors out to the garden. There is also a guest WC and a utility room.

To the front of the house is driveway parking for several vehicles and side access to the garden on both sides of the property.

The rear garden has a lawn, patio, artificial lawn and a studio with its own shower room.

Kiln Lane is a private road in the small village of Woodside, close to Ascot Racecourse. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Popular local schools include Charters, Cheapside, LVS, The Marist, St Francis and St George's. The nearest train station is Ascot where trains run to London, Reading and Guildford. Woodside is also convenient for the M3, M4, M25 and Heathrow Airport.





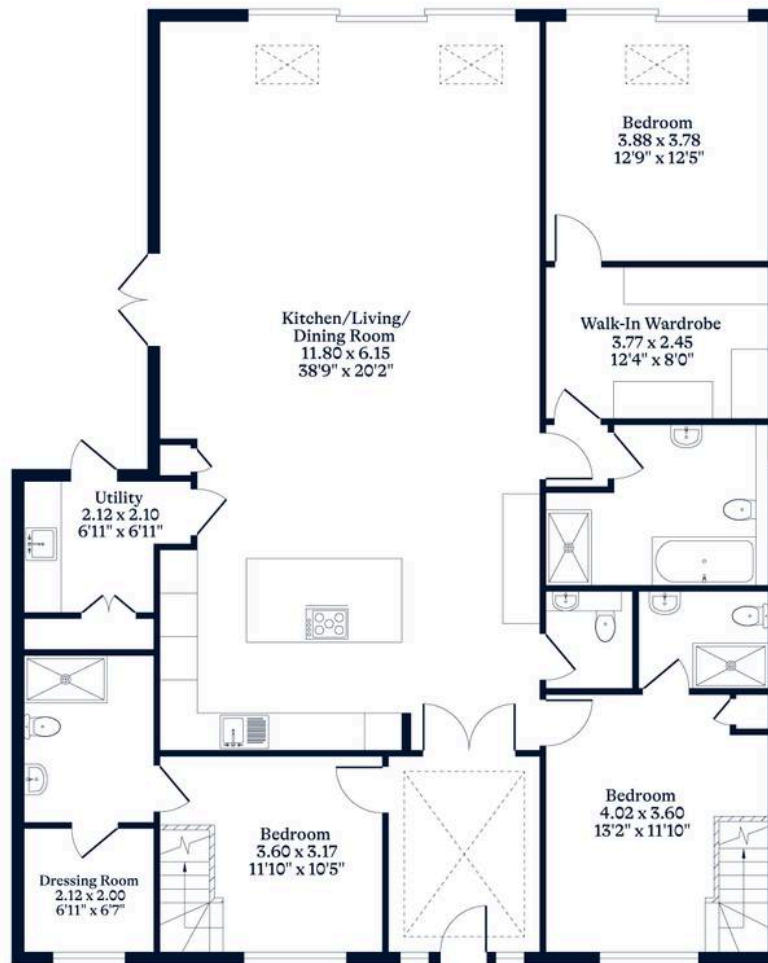
APPROXIMATE FLOOR AREA

House - 193.37 sq m - 2081 sq ft
Outbuilding - 22.59 sq m - 243 sq ft
Total - 215.96 sq m - 2324 sq ft
(Gross Internal Area)



NOT TO SCALE

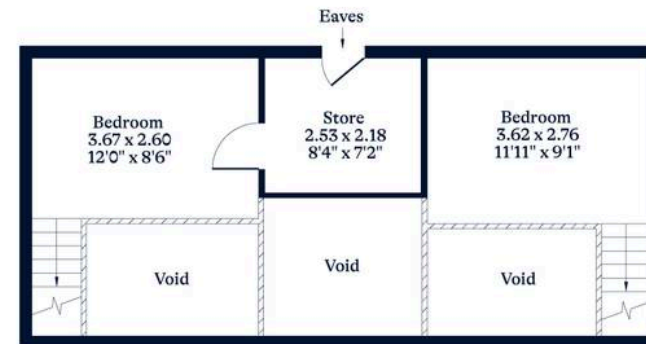
This plan is for illustration purposes only



Ground Floor



Outbuilding



First Floor

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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.



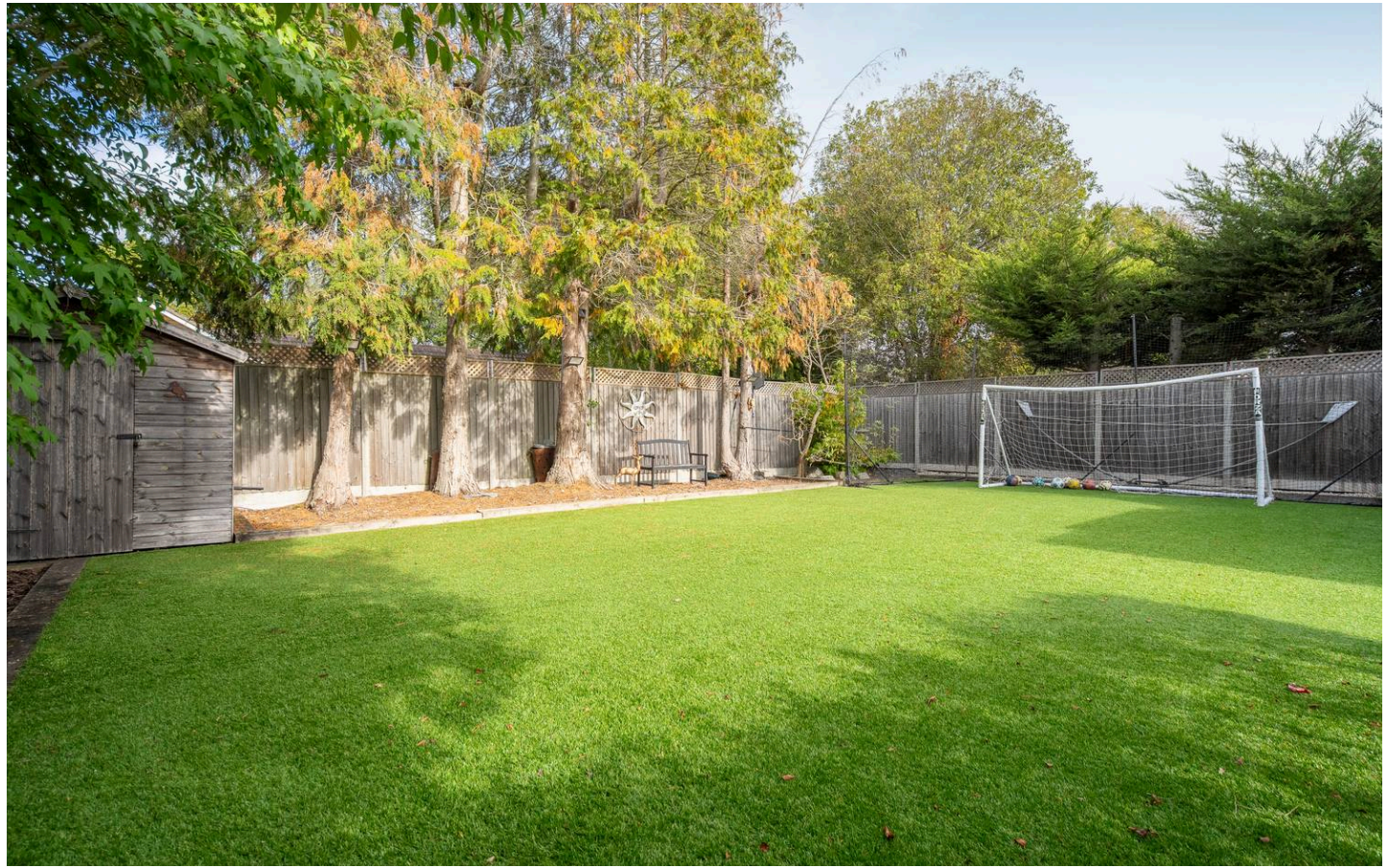
Kiln Lane

Winkfield

- Three Double Bedrooms
- Three Bathrooms
- Neptune Kitchen
- Utility Room
- Dressing Room
- Garden Studio With Shower Room
- Underfloor Heating
- Driveway
- Flat Level Bungalow
- Detached

Council Tax band: E

Tenure: Freehold





Osborne Heath, Windsor

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