

110



Lovel Road, Winkfield
£1,250,000

OSBORNE HEATH



Downstairs there is a dining room with living space and a gas fire, formal living room with an open fire, study, kitchen with pantry and dining area leading out to the garden, utility room and a downstairs WC.

Upstairs there are four good size bedrooms, three of which have built-in wardrobes and one of which is used as a home office, a vaulted ceiling and en suite shower room to the principal bedroom, and a family bathroom.

To the front of the house there is an in-out driveway with wiring for an EV charger and parking for up to six vehicles. To the rear of the house there is a large garden backing onto fields. Within the garden there is a large patio and barbecue area, a potting shed and a large shed. A previous owner had obtained planning permission to add a garage.

Lovel Road is in Winkfield close to the Royal County of Berkshire Polo Club. Other local places of interest include Ascot Racecourse, The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. This house is on the same road as the popular Cranbourne Primary School. Other nearby schools include Ascot Heath, Charters, Cheapside, Lambrook, LVS and Papplewick. The nearest train station is Ascot where services run to London, Guildford and Reading. Alternatively locals commute by driving to Slough and using the fast Elizabeth Line trains into London. By road Winkfield is convenient for the M3, M4, M25 and Heathrow Airport.

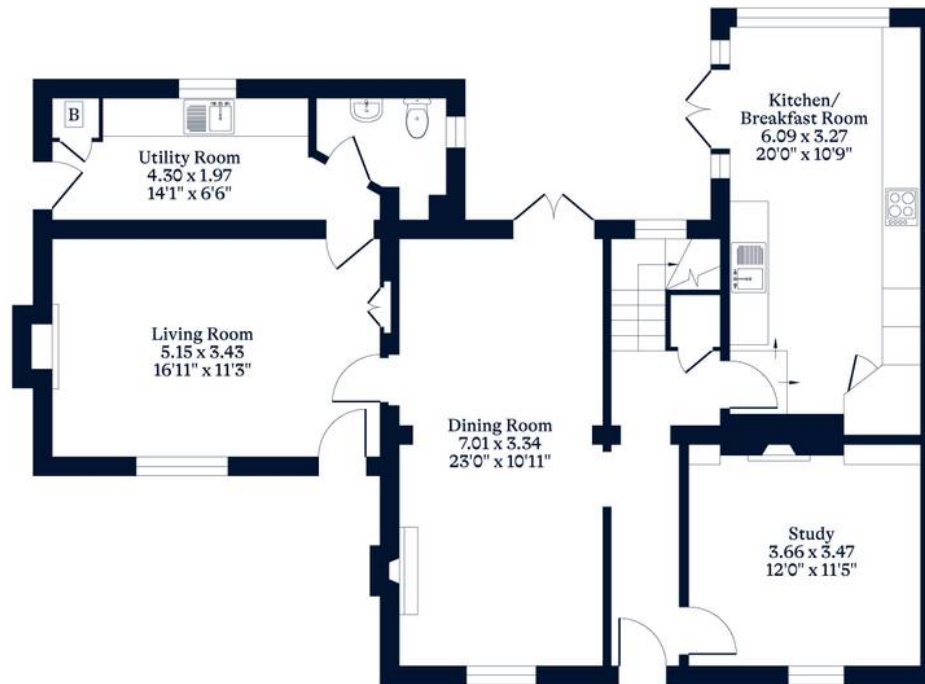




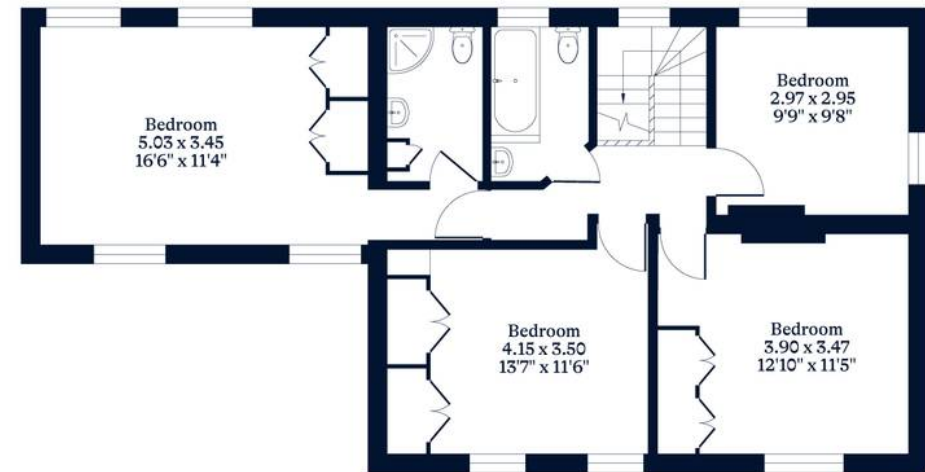
APPROXIMATE FLOOR AREA
House - 171.23 sq m - 1843 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



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.



Lovel Road

Winkfield

- Four Bedrooms
- Two Bathrooms
- Study
- Utility Room
- Double Fronted
- Character
- Large Garden
- Large Carriageway Driveway

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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