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# Mushroom Castle, *Winkfield Row*

OSBORNE HEATH

# A four bedroom, three bathroom semi-detached new home with driveway parking, garage and south facing garden.

On the ground floor there is an open-plan kitchen with fully integrated appliances and bi-folding doors leading out to the south facing garden, living room, downstairs WC, utility room and integral garage.

On the first floor is the guest bedroom with en suite and built-in wardrobes, two further double bedrooms with built-in wardrobes and a family bathroom.

On the second floor is the principal bedroom with built-in wardrobes and an en suite shower room.

Inglewood has driveway parking, a double length garage and side access to a south facing rear garden with patio and lawned areas.

Mushroom Castle is a small development of only five properties in a cul-de-sac off Chavey Down Road. There are a number of Ofsted outstanding schools nearby including Ascot Heath, Charters, St Francis, St Joseph's and Ranelagh. Private schools include Lambrook, LVS, The Marist, Papplewick, St George's and St Mary's. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Winkfield Row is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating TBC. Council Tax Band TBC.





APPROXIMATE FLOOR AREA  
House - 147.89 sq m - 1592 sq ft  
Garage - 20.80 sq m - 224 sq ft  
Total - 168.69 sq m - 1816 sq ft  
(Gross Internal Area)

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NOT TO SCALE  
This plan is for illustration purposes only



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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