



An attractive detached character property in village location with views over open fields to the rear.

Lovel Road, Winkfield, Windsor, Berkshire, SL4

£2,250 pcm plus fees apply, Unfurnished
Available from 22.10.2019



4 bedrooms • 3 reception rooms • Kitchen/breakfast room • 2 bath/shower rooms • Tandem Garage • Ample parking • Gardens • Unfurnished

Local Information

Situated in a delightful village location to the west of Windsor Forest and Great Park, with extensive shopping amenities available in Windsor and Ascot, both of which may be easily accessed.

Road communications are good, the M4 being accessed via junction 6 and this in turn leading to the M25, M3 and Heathrow Airport. Rail services to London (Waterloo) are available from Windsor & Eton Riverside and Ascot and to London (Paddington), via Slough.

Schooling in the area is excellent, with Lambrook-Haileybury in Winkfield Row, Papplewick, Licensed Victuallers, St George's and St Mary's in Ascot in the independent sector.

A wide range of sporting pursuits is available including golf at Ascot, Sunningdale and Wentworth; horse racing at Windsor, Ascot and Epsom; polo at Smith's Lawn; and walking and horse riding in Windsor Great Park and the surrounding countryside.

About this property

The house is well set back from the road with ample car parking on the driveway and access to a large single garage.

The ground floor of the property is well laid out with a good sized kitchen / breakfast room, dining room, cloakroom and study with a large living room to the rear of the property. This opens out onto a large family garden with peaceful views into the fields to the rear.

To the first floor is a master bedroom with en suite shower room as well as three further double bedrooms and a family bathroom.

Furnishing

Unfurnished

Local Authority

Bracknell Forest Borough Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Windsor Lettings Office. Telephone: +44 (0) 1753 834 666.

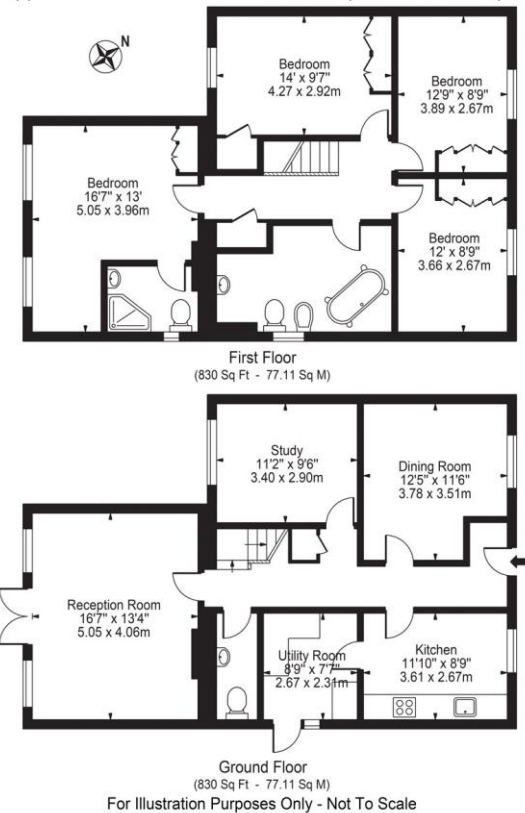




Lovel Road, Winkfield, Windsor, Berkshire, SL4
Gross Internal Area 1660 sq ft, 154.2 m²

Adrian Moody
Windsor Lettings
+44 (0) 1753 834 666
amood@savills.com

Lovel Road, SL4
Approx. Gross Internal Area 1660 Sq Ft - 154.22 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	59	61
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20191015AD00

