



STYLISH FAMILY HOME IN PRESTIGIOUS GATED DEVELOPMENT

9 CRANBOURNE HALL, DRIFT ROAD, WINKFIELD, BERKSHIRE SL4 4FG

Freehold

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Drawing room ♦ Kitchen/family/breakfast room ♦ 3 Bedrooms ♦ 2 bathrooms ♦ Cloakroom ♦ Garden ♦ Garage ♦ Communal gardens ♦ EPC rating = B

Situation

Situated opposite Windsor Forest, Cranbourne Hall is approached through an imposing entrance with controlled security gates. Close to the village of Winkfield, the local area is semi-rural yet is perfectly positioned for easy access to Windsor, Ascot, London and the motorway network. Junction 6 of the M4 (about 5 miles away) provides access to Heathrow, Central London, the West Country and the M25. There are also excellent train services to London Waterloo from Windsor and Ascot stations and to Paddington from Windsor (via Slough).

Windsor, Ascot and the surrounding area are well known for their boutiques, bars, brasseries and traditional country public houses. The area also boasts some of the finest restaurants with Coworth Park in Ascot, as well as the Michelin starred The Waterside Inn and The Fat Duck restaurants in Bray.

Leisure facilities in the area include golf at Wentworth, Sunningdale and The Berkshire, polo



at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club. The area is also fortunate to have some of the best independent schools and state schools.

Description

This luxurious home has been thoughtfully extended and improved to create a spacious kitchen/family/dining room that boasts a sleek fitted kitchen and bi-folding doors opening out to the rear patio and gardens, thereby providing superb family living and entertaining space.

The ground floor further comprises elegant accommodation including a triple aspect drawing room with a feature fireplace and French doors opening out to a private patio, a welcoming reception hall and a cloakroom. On the first floor the master bedroom has fitted wardrobe cupboards and an en suite shower room. There are two further bedrooms and a family bathroom on this floor. The property has underfloor heating throughout and the development also has a satellite system.

Cranbourne Hall is a secure gated development and the delightful communal grounds present an ideal setting for the property. The gardens are well designed with manicured lawns and a pond. There is a paved driveway and parking areas. Additionally the house also has its own private garden and a garage in a separate garage block.

N.B. photography taken 12/2/2018



Cranbourne Hall, Winkfield
Main House gross internal area = 1,449 sq ft / 134 sq m
Garage gross internal area = 189 sq ft / 18 sq m
Total gross internal area = 1,638 sq ft / 152 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

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