



Montague Park

Winkfield





VIDEO VIEWING AVAILABLE -A modern five doubled bedroom house with a double garage, set in a luxury, private gated development with pleasant semi-rural walkways, pond and tennis courts development.



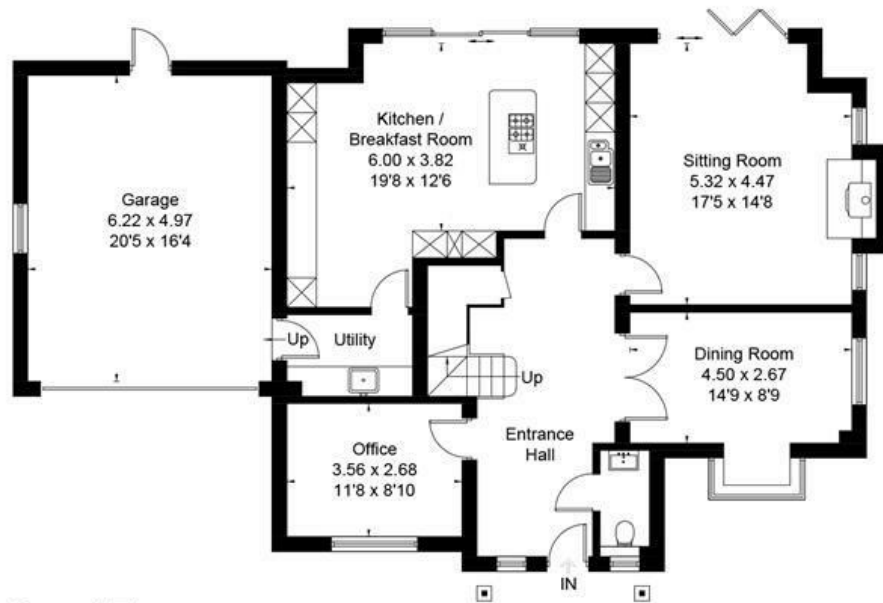




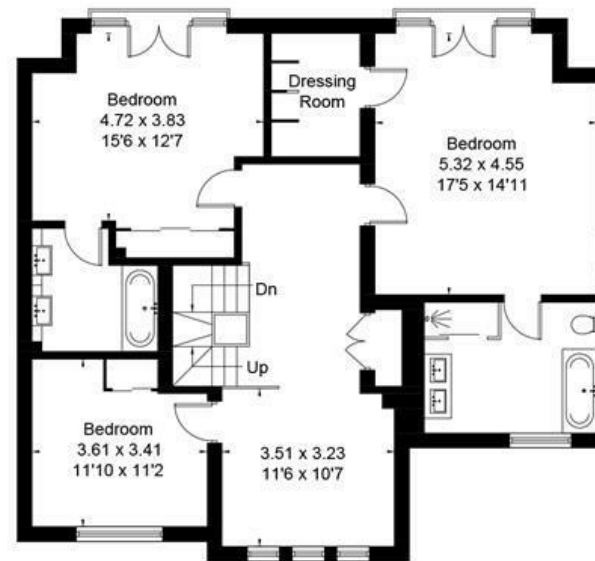


Approximate Area = 316.5 sq m / 3407 sq ft (Including Garage)
Including Limited Use Area (4.6 sq m / 49 sq ft)

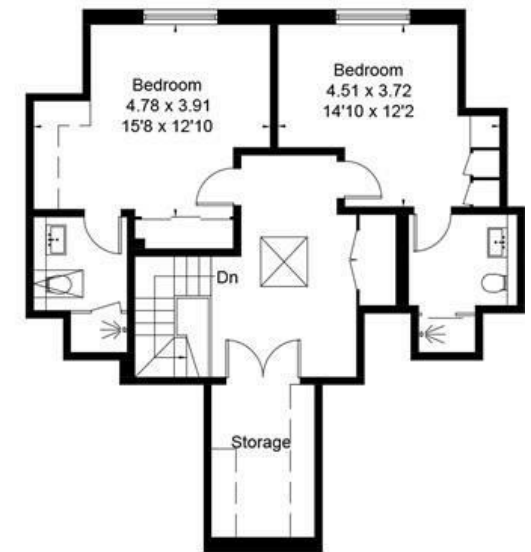
☐ = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Downstairs there is a modern living room leading out to the garden, family room, study, kitchen with central island and dining area, utility, WC and integral access to the garage.

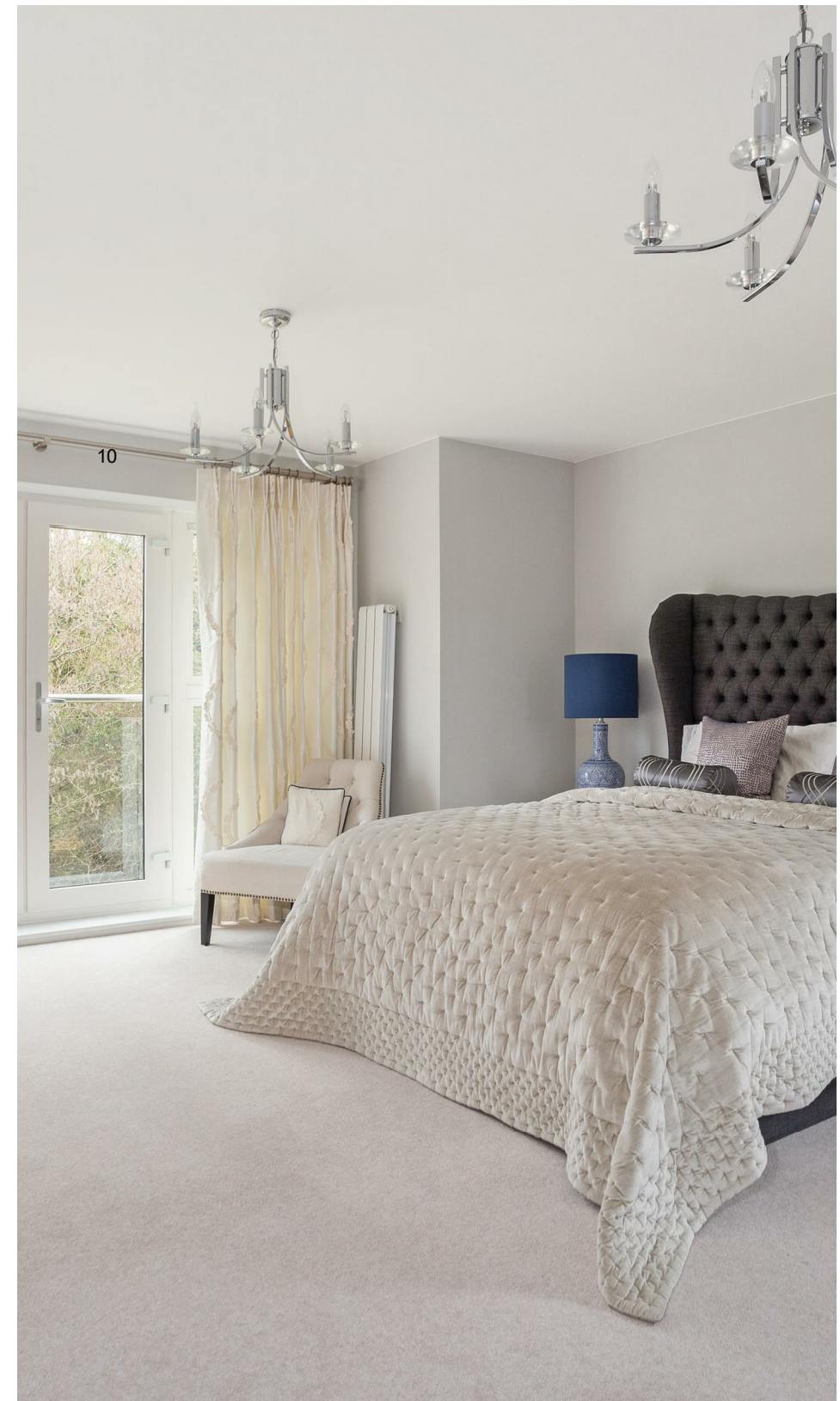
The first floor has a family area on large landing, main bedroom with dressing area, en suite and Juliet balcony, two further double bedrooms with jack-and-jill bathroom and a further Juliet balcony overlooking woodland.

The top floor has two more bedrooms both with modern en suites.

Outside there is driveway parking for multiple vehicles, a double garage and a secluded rear garden. There is also communal parkland, walkways, further parking and residence tennis courts within the development.

Montague Park is a small, modern development close to The Royal County of Berkshire Polo Club. Other local places of interest include Ascot Racecourse, Coworth Park, The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Braywood, Charters, Cheapside, Cranbourne, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Winkfield is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B.



- Five Double Bedrooms • Four Bathrooms • Modern Interior • Double Garage • Driveway Parking • Tennis Courts • Private Development



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