



# BRECKENRIDGE LETTINGS

**Winkfield Lane, Winkfield, Windsor SL4**



A stunning 5 bedroom Grade II Listed home set in a semi-rural location in Winkfield Village. The property is beautifully presented and offers spacious living with communal formal gardens and parkland grounds of approximately 12 acres.

Available - 01/07/2024

**£6500 Per Calendar Month**

**Unfurnished**



## BRECKENRIDGE LETTINGS

- Five Bedrooms
- Three Bathrooms
- Kitchen/Dining Room
- Stunning semi-rural location
- Double Garage
- Within easy reach of Ascot and Windsor





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(90-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>EU Directive 2002/91/EC</p>	
	64	84	

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)

# Winkfield Lane, Winkfield, Windsor, SL4

Approximate Area = 2544 sq ft / 236.3 sq m

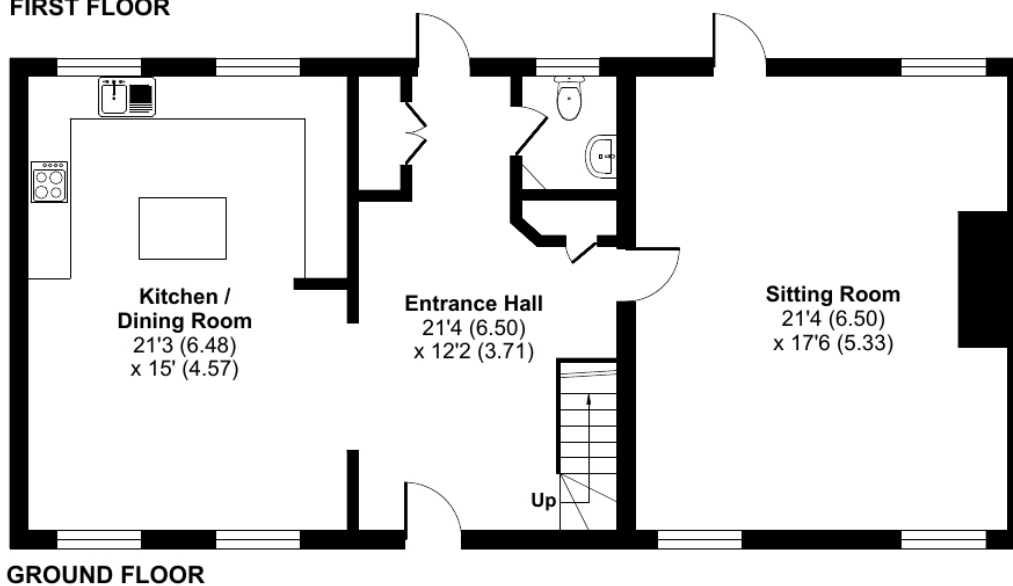
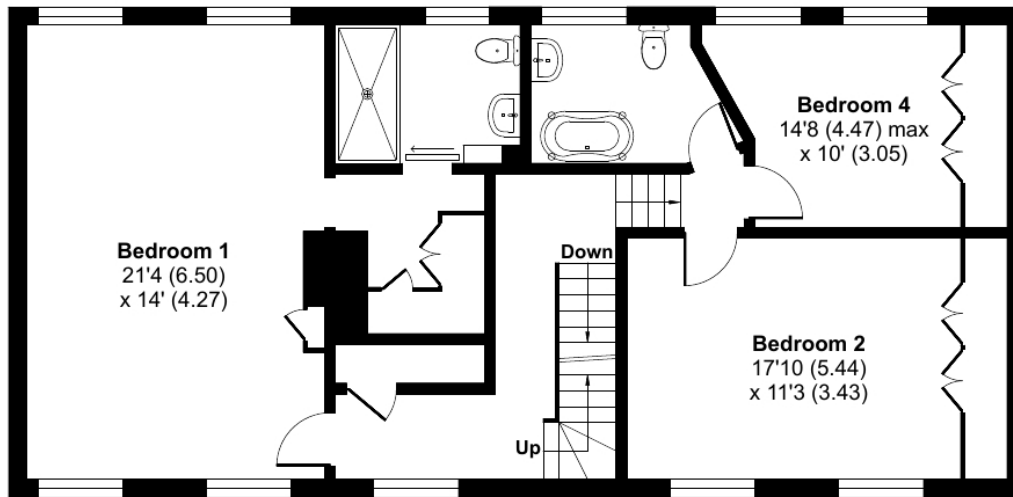
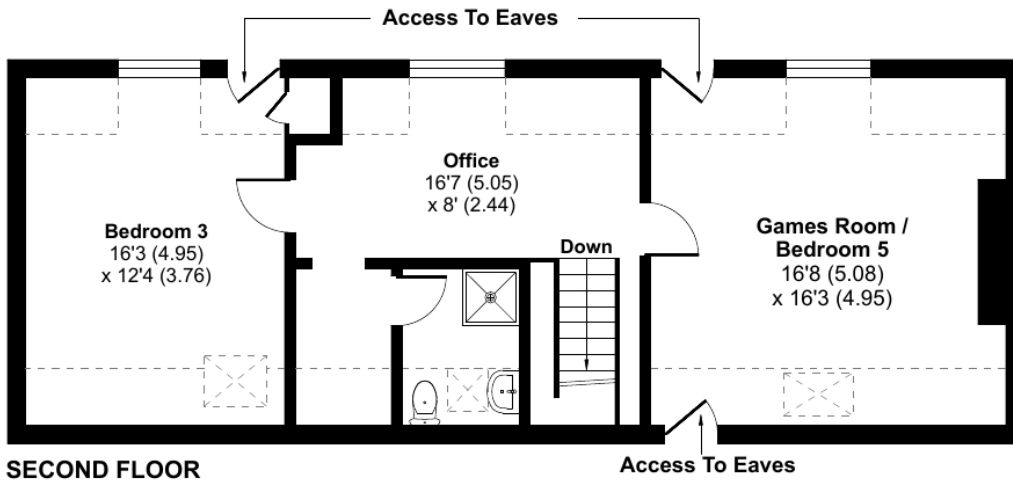
Limited Use Area(s) = 190 sq ft / 17.6 sq m

Total = 2734 sq ft / 254 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Breckenridge Lettings Ltd. REF: 1082419