



LOVEL ROAD
WINKFIELD, SL4 2ES

£600,000
FREEHOLD

Nestled in the highly sought after village of Winkfield, within easy reach of both Ascot and Windsor, and close to a selection of excellent Ofsted rated schools including the Outstanding Cranbourne Primary School, this beautifully presented three/four bedroom semi detached home on Lovel Road perfectly blends period charm with modern comfort and space.

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H PRESTIGE ESTATES

LEA VIEW, LOVEL ROAD

- South Facing Garden • Driveway parking for 2 cars • Garden studio • Fantastic local schools • Three double bedrooms • Charming location



As you arrive, you are welcomed by off street parking for two cars and side access leading to a generous south facing rear garden. Inside, the ground floor offers two elegantly proportioned reception rooms, each enhanced by a wood burning stove that creates a warm and inviting atmosphere. The fitted kitchen is both stylish and functional, complemented by a practical utility room with a WC and two useful storage spaces, one beneath the stairs and another beside the utility room, perfect for keeping the home organised and clutter free.

The first floor offers three spacious double bedrooms, one currently arranged as a dressing room, and a sleek, contemporary shower room. The principal bedroom enjoys a picturesque view over the garden and surrounding greenery, offering wonderful privacy with no properties overlooking.

The top floor hosts an impressive loft conversion, forming a tranquil primary suite with an elegant en suite bathroom featuring a bath and ample eaves storage, an ideal retreat for parents or guests.

Outside, the south facing garden is perfect for relaxation and entertaining, with a sun soaked terrace, a neatly kept lawn, and a contemporary garden studio equipped with power and internet, ideal as a home office, gym, or creative space.

This exceptional home benefits from excellent transport links to Ascot, Windsor, the M3, M4, M25, and Heathrow Airport. The area also boasts several prestigious leisure venues including the Royal Berkshire Polo Club, Mill Ride Golf Club, and Royal Ascot Golf Club, offering an enviable lifestyle in a peaceful village setting.

LOVEL ROAD, WINKFIELD



Approximate Gross Internal Area (Excluding Eaves Storage) = 105.42 sq m / 1135 sq ft

Outbuilding = 16.66 sq m / 179 sq ft

Total = 122.08 sq m / 1314 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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