# Roysvale Woodside, Winkfield, SL4 2DP

## £895,000

In the hamlet of Woodside between Ascot and Windsor Great Park, set in large gardens with a sunny aspect, a spacious detached family home with five bedrooms and three bathrooms. Charters School catchment area.

## TO BE SOLD;

Set in large gardens with a sunny aspect, a spacious detached family home with five bedrooms and three bathrooms.

## LOUNGE

20'8" x 10'4" (6.30 x 3.15)

With ceramic tiled floor continuing from the entrance hall. The Lounge and Dining Room fall naturally into two parts. The Lounge area has two windows and double doors to the garden.

## DINING AREA

14'7" x 11'3" (4.47 x 3.43)

Shares the same ceramic flooring and forms an 'L' shape with with the main Lounge. Double doors return to the Entrance Hall.

## KITCHEN BREAKFAST ROOM

18'6" x 12'0" (5.66 x 3.66)

Beech units with complimentary work surfaces. Twin bowl stainless steel sink, five ring twin oven cooker range with stainless steel extractor above. Space and plumbing for American style fridge/freezer, integrated dishwasher. Peninsular style breakfast bar/room divider, double doors to rear patio and gardens. Interior door to Garage.

## STUDY/BEDROOM FIVE:

12'0" x 7'0 (3.66m x 2.13m)

Bow window to front aspect.

## GUEST SUITE
15'0" x 12'0" (4.57m x 3.66m)

Maximum dimensions to a slight 'L' shape and including wardrobes, bow window to front aspect. Solid bamboo wood floor.

## En Suite Bathroom (1).
8'10 x 8'7 (2.69m x 2.62m)

Large corner shower enclosure, oval corner bath, pedestal basin, W.C. radiator, chrome heated towel rail, ceramic tiled walls.

## INNER HALL
Inner hallway with Cloakroom W.C and hand basin. Stairs with half landing lead up to the First Floor.The Landing and all bedrooms have Bamboo wood floors.

## BEDROOM SUITE ONE;
19'1" x 11'8" (5.82 x 3.58)

Two ceiling light points, window overlooking rear gardens.

## En Suite Bathroom (2)
Bath with wall mounted shower, curtain and rail. W.C. pedestal basin, ceramic tiled walls, two wall light points and strip light/shaver point. Auto extractor fan.

## BEDROOM TWO;
16'0" x 10'2" (4.88 x 3.10)

Overlooking rear gardens.

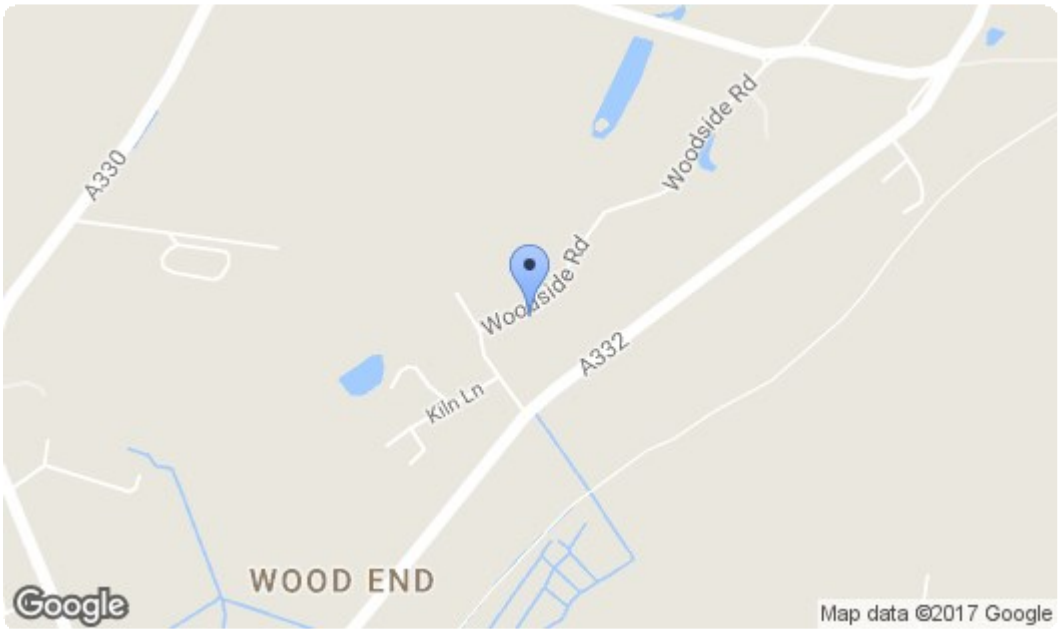
**BEDROOM THREE:**
16'2" x 10'4" (4.95 x 3.15)

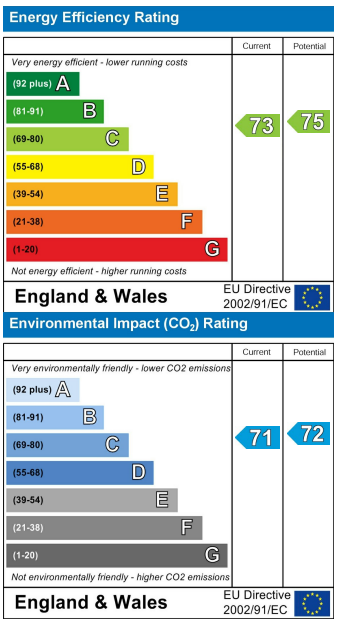
Overlooking rear gardens.

**Bathroom (3).**
Bath, pedestal basin, W.C. two wall light points and an auto extractor fan. Ceramic tiled walls.

**OUTSIDE:**

The property is approached over a gravel surfaced driveway to the front providing parking for several cars and access to the garage. The Gardens to the rear are a particular feature of this property being large and expansive, devoted largely to lawn.


A330
Woodside Rd
Woodside Rd
A332
Kiln Ln
WOOD END
Google
Map data ©2017 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
75
England & Wales
EU Directive 2002/91/EC
Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
71
72
England & Wales
EU Directive 2002/91/EC