

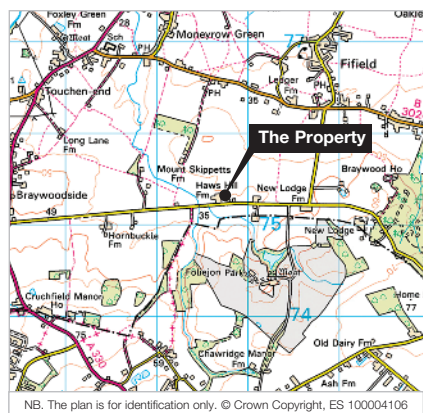
Winkfield

**Units 2-7 (inc),
Cruckbarn House,
Loriners,
Woodpeckers,
The Creamery,
Holm Oak and
Old Charters,
Hawes Hill Farm,
Drift Road,
Windsor,
Berkshire
SL4 4QQ**

- **A Freehold Parcel of Six Houses in a Courtyard Development**
- Sought after rural location
- Works of Completion required
- To be offered Collectively as One Lot

On the instructions of J Gershinson FRICS
and S Davidson MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

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To View

The property will be open for viewing every Monday and Friday before the Auction between 3.00 – 3.30 p.m. (Ref: UD).

Sellers' Solicitor

DLA Piper UK LLP
(Ref: Rowan Aspinwall Esq).
Tel: 0207 796 6785.
Email: rowan.aspinwall@dlapiper.com

Six Freehold Houses



Tenure

Freehold.

Location

Winkfield is an attractive hamlet around 5 miles west of Windsor and 6 miles south of Maidenhead. Both towns offer an excellent range of shops, restaurants and leisure facilities. The village of Bray, which is famous for restaurants such as the Fat Duck and the Waterside Inn, is 4 miles to the north. Ascot Racecourse and Cowarth Park Hotel and Equestrian Centre are also within reach. Windsor Forest and Windsor Great Park provide attractive open spaces and there are good transport links to London and the west.

Direct trains run from Windsor and Eton Central or Windsor and Eton Riverside to Paddington and Waterloo respectively. Faster commuter trains run from Slough to Paddington (17 minutes fastest journey time). Motorway connections are available from Junction 8/9 of the M4, Junctions 2 or 3 of the M3 or Junction 12 of the M25. Heathrow Airport is about 15 miles to the east. Drift Road is a rural location and largely undeveloped. The property is located on the north side about midway along its length.

Description

The property comprises a parcel of six houses within a recently built courtyard development of eight units in total. The houses are arranged over ground and first floors under slate tile clad pitched roofs.

Accommodation

Unit 2 – Cruckbarn House

Ground Floor – 9.4 m (31') Reception Room, Kitchen/Breakfast Room, Study, Separate WC with wash basin

First Floor – Four Bedrooms (One with En-Suite Shower Room with wash basin), Separate Bathroom with Shower, WC and wash basin, Separate WC with wash basin

Unit 3 – Loriners

Ground Floor – Reception Room, Kitchen/Breakfast Room, Separate WC with cupboard off

First Floor – Three Bedrooms (One with En-Suite Bathroom with Shower, WC and wash basin), Separate Bathroom with WC and wash basin

Unit 4 – Woodpeckers

Ground Floor – Reception Room, Kitchen, Separate WC with wash basin

First Floor – Two Bedrooms, Bathroom with WC and wash basin

Unit 5 – The Creamery

Ground Floor – Reception Room, Kitchen, Study, Shower Room with WC and wash basin

First Floor – Bedroom 1 with En-Suite Bathroom with Shower and wash basin, Bedroom 2 with En-Suite Bathroom with Shower, WC and wash basin, Separate WC with wash basin

Unit 6 – Holm Oak

Ground Floor – Large Galleried Entrance Hall, Reception Room, Kitchen, Study, Separate WC with wash basin

First Floor – Three Bedrooms (One with En-Suite Bathroom with Shower, WC and wash basin), Separate Bathroom with WC and wash basin

Unit 7 – Old Charters

Ground Floor – Reception Room, Kitchen/Breakfast Room, Study, Separate WC with wash basin

First Floor – Three Bedrooms (One with En-Suite Bathroom with Shower, wash basin and WC), Separate Bathroom with Shower, wash basin and WC

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

