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Gatcombe Crescent, *Ascot*

OSBORNE HEATH

A seven double bedroom, four bathroom detached house with a double garage and driveway parking.

Downstairs there is a living room, family room, dining room, kitchen with further dining space, utility room, downstairs WC and integral access to the garage.

Upstairs the main bedroom has an en suite shower room and a dressing area, five further bedrooms, three further bathrooms and an extra reception area/bedroom on the top floor which is currently used as a gym.

Outside there is driveway parking and side access to the rear garden.

Gatcombe Crescent is a small cul-de-sac close to Ascot Racecourse. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C.

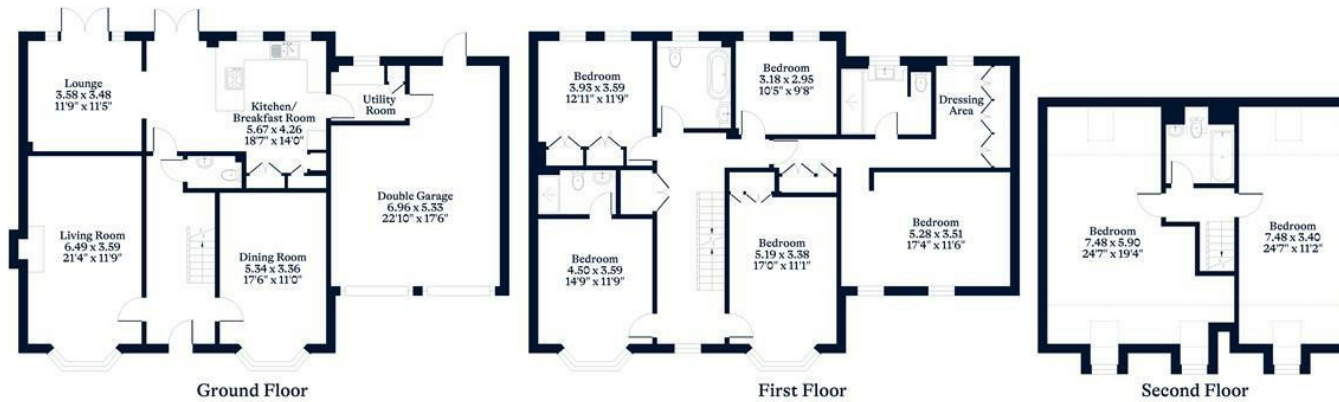




APPROXIMATE FLOOR AREA
House - 298.04 sq m - 3208 sq ft
Garage - 32.40 sq m - 349 sq ft
Total - 330.44 sq m - 3557 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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