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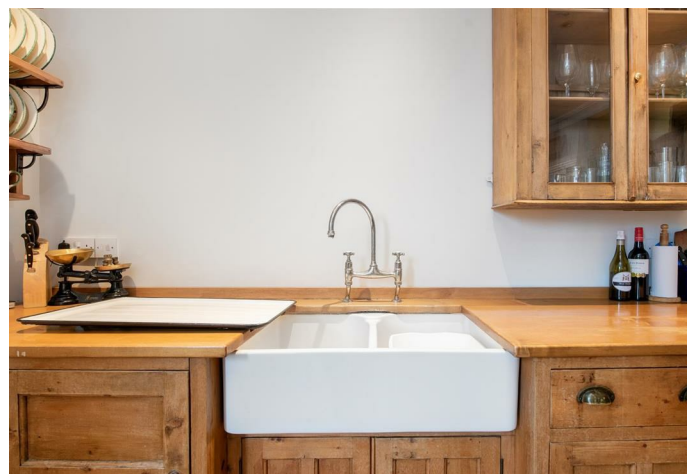
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Kennel Ride, *Ascot*

OSBORNE HEATH

A five double bedroom, three bathroom period family home, full of character and benefiting from a driveway, garage and no onward chain.









Ashdown has maintained much of its character, including exposed floorboards, refurbished and double glazed sash windows, original fireplaces and high ceilings.

Downstairs there is a large entrance hall, living room with working fire, dining room with wood-burner, shaker kitchen with AGA and central island, large utility room/boot room, downstairs WC and a small cellar.

On the first floor is the principal bedroom with closet and Jack & Jill bathroom including a feature freestanding claw-foot roll-top bath. There is a further double bedroom and shower room on the first floor, and three bedrooms and a bathroom on the second floor.

Outside there is parking for several vehicles and a rear garden including a vegetable patch and shed with power.



Kenel Ride is close to Ascot Racecourse and Royal Ascot Golf Club. Other local places of interest include The Berkshire Golf Club, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Ascot Heath, Charters, Cheapside, 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.

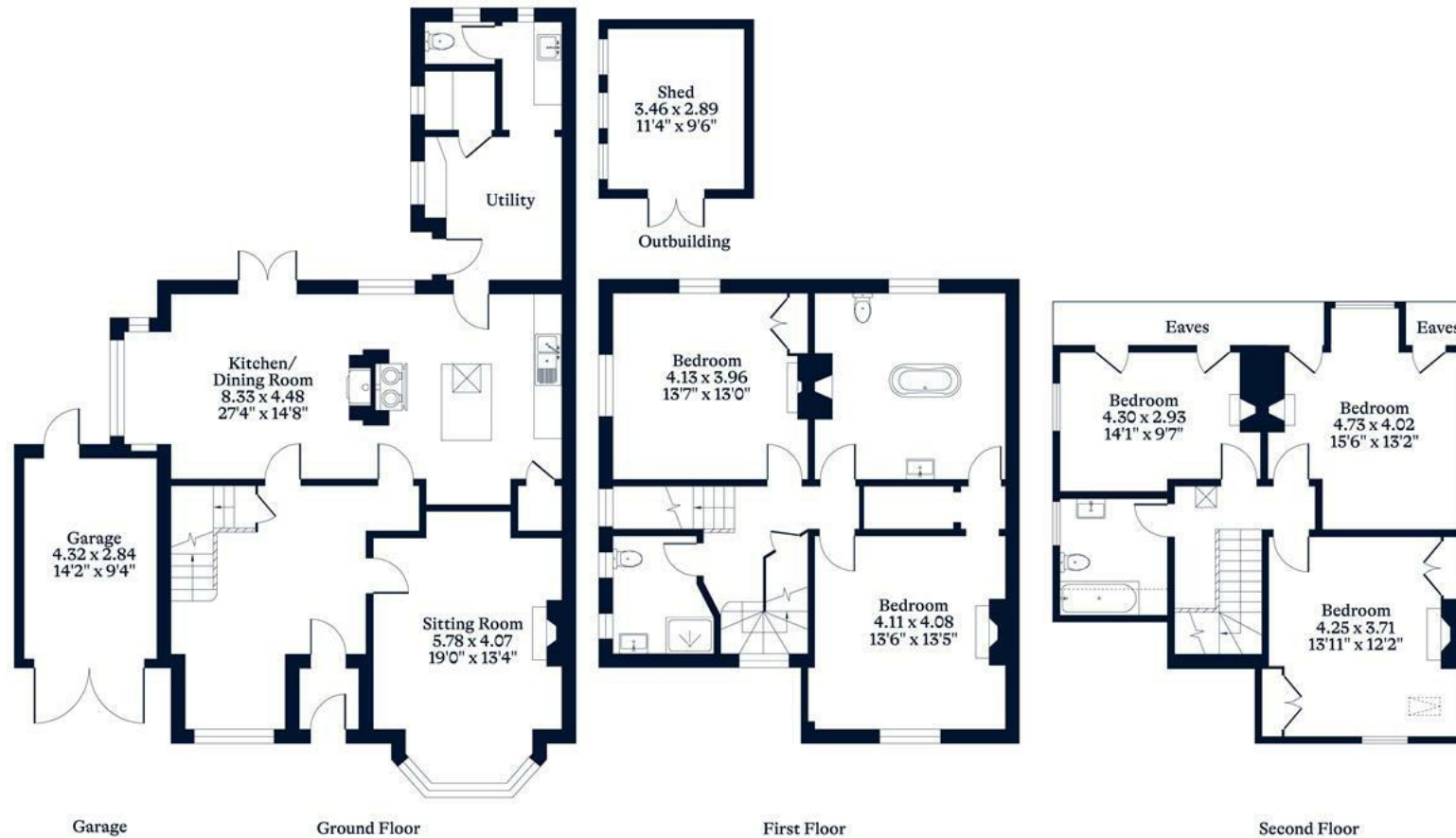
EPC rating D. Council Tax Band G.



APPROXIMATE FLOOR AREA
 House - 229.29 sq m - 2468 sq ft
 Garage - 12.07 sq m - 130 sq ft
 Outbuilding - 90.89 sq m - 106 sq ft
 Total - 332.25 sq m - 2704 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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OSBORNE HEATH