

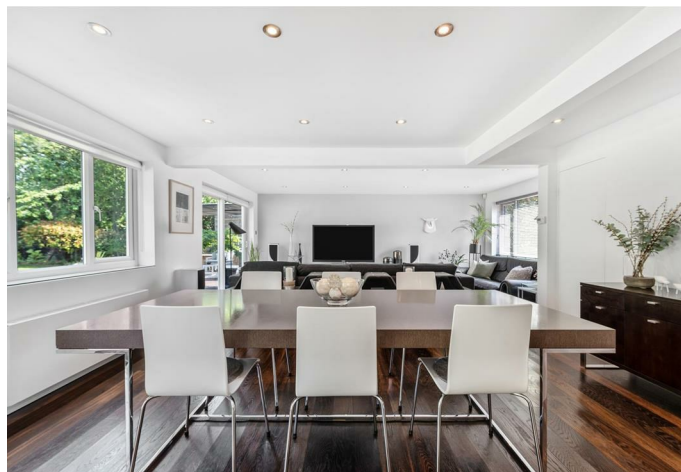
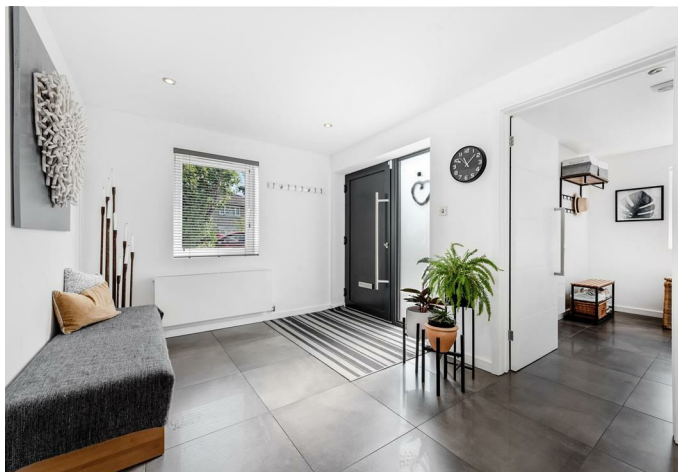
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Oaklands Drive, *Ascot*

OSBORNE HEATH

A modern five bedroom detached family home located in a quiet cul-de-sac within a short walk of Ascot Racecourse and within Charters Secondary School catchment.









The ground floor accommodation consists a large open-plan kitchen, living and dining room with sliding doors out to the garden at both ends. The kitchen features a breakfast bar and has fully-integrated appliances. There is also a formal sitting room, utility, and modern shower room as well as access to the integral garage.

On the first floor is the principal bedroom with walk-in dressing room and four piece en suite. Further accommodation consists two double bedrooms, a large family bathroom and two further bedrooms.

Outside the property has a large driveway with lawn and side access leading to the rear garden which offers an area of decking, patio and large lawn. There is a home office/gym which has full power with wifi and there is a separate wooden workshop.



Oaklands Drive is a quiet cul-de-sac off The Avenue which is close to Ascot Racecourse. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters secondary school, 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 C. Council Tax band G.



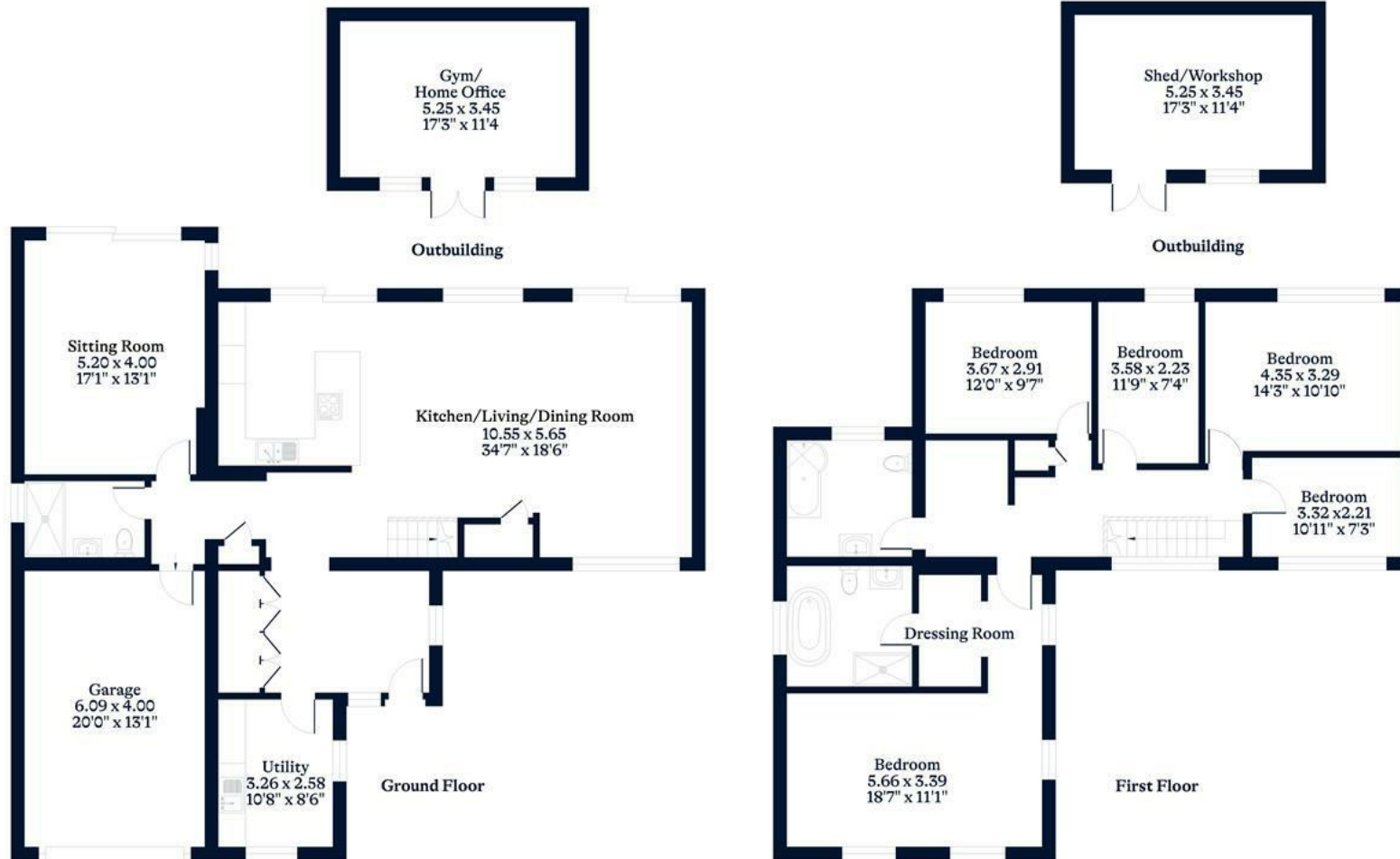
APPROXIMATE FLOOR AREA

House - 215 sq m - 2315 sq ft
Garage - 24 sq m - 262 sq ft
Outbuildings - 36 sq m - 391 sq ft
Total - 275 sq m - 2968 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