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# Swinley Road, *Ascot*

OSBORNE HEATH



A gated 6615 sq ft house on a 2.2 acre plot facing The Berkshire Golf Club. No onward chain.















The ground floor has a modern kitchen with breakfast bar and dining space, living room, formal dining room with double height ceiling, study, large utility/boot room plus a swimming pool with hot tub, changing room facilities and a gym above.

The first floor has the main bedroom with dressing room, large en suite and a roof terrace overlooking the garden. There is also a family room plus five further bedrooms and two further bathrooms on the top floor.

Outside is gated driveway parking for several vehicles, a double garage and a large south facing rear garden.

Swinley House is on Swinley Road next to The Berkshire Golf Club. Local schools include Charters, Cheapside and St Francis. Private schools include Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Ascot train station runs services to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax Band. H. Leasehold: Please call for further details on the Crown Estate







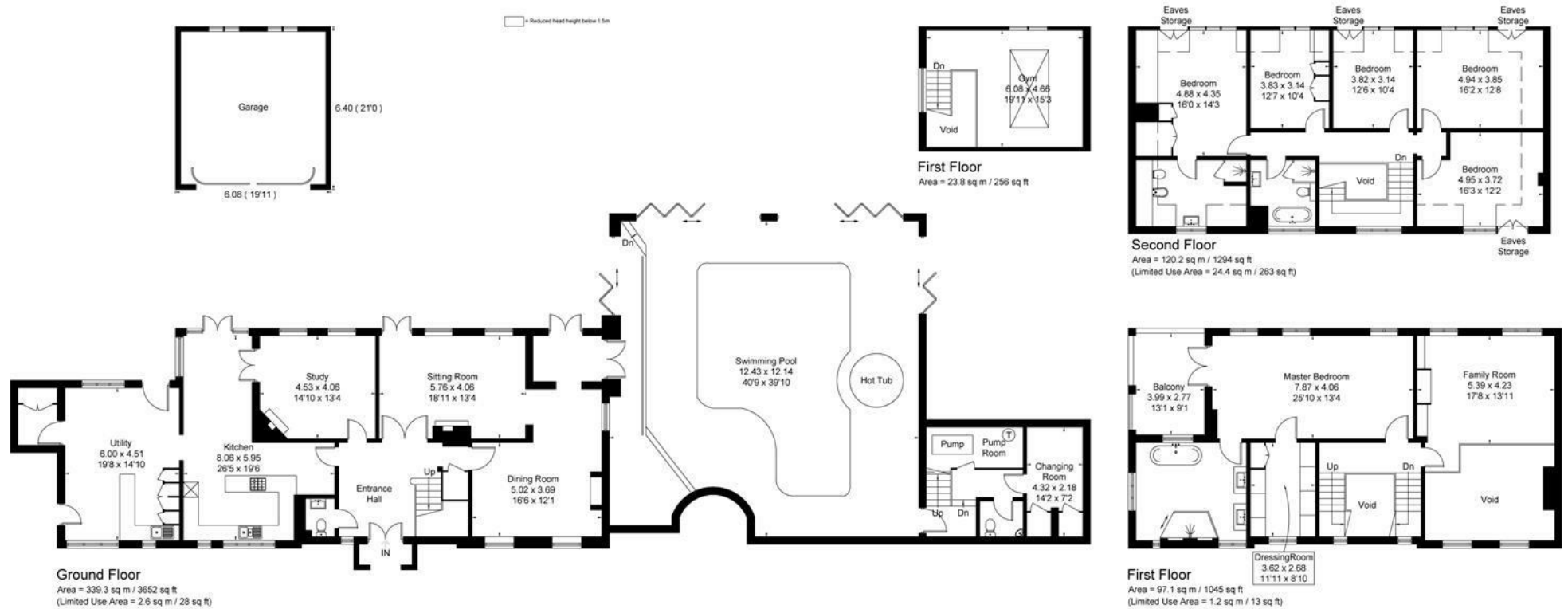


Approximate Floor Area = 580.4 sq m / 6247 sq ft (Excluding Voids)

Garage = 34.2 sq m / 368 sq ft

Total = 614.6 sq m / 6615 sq ft

Including Limited Use Area (28.2 sq m / 304 sq ft)







Visit [osborneheath.co.uk](http://osborneheath.co.uk)

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