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# Woodlands Ride, *Ascot*

OSBORNE HEATH



# A four double bedroom, two bathroom detached house in a cul-de-sac backing onto Swinley Forest, with a long driveway, double garage and south facing garden.

Downstairs there is a large entrance hall, living room, dining room, study, kitchen with garden room and conservatory, utility room and a downstairs WC.

Upstairs there are four double bedroom with built-in wardrobes, a modern en suite shower room to the principal bedroom, and a family bathroom.

Outside there is a long driveway with parking for several vehicles, a double garage with electric door and a south facing garden backing onto Swinley Forest.

Woodlands Ride is a popular residential road in-between to Ascot High Street and the popular village of Sunninghill. Pemberley is at the end of the road in a small cul-de-sac, next to the South Ascot entrance to Swinley Forest. Other local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Nearby schools include Charters, Cheapside, Hall Grove, Heathfield, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's, St Mary's and Sunningdale. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.





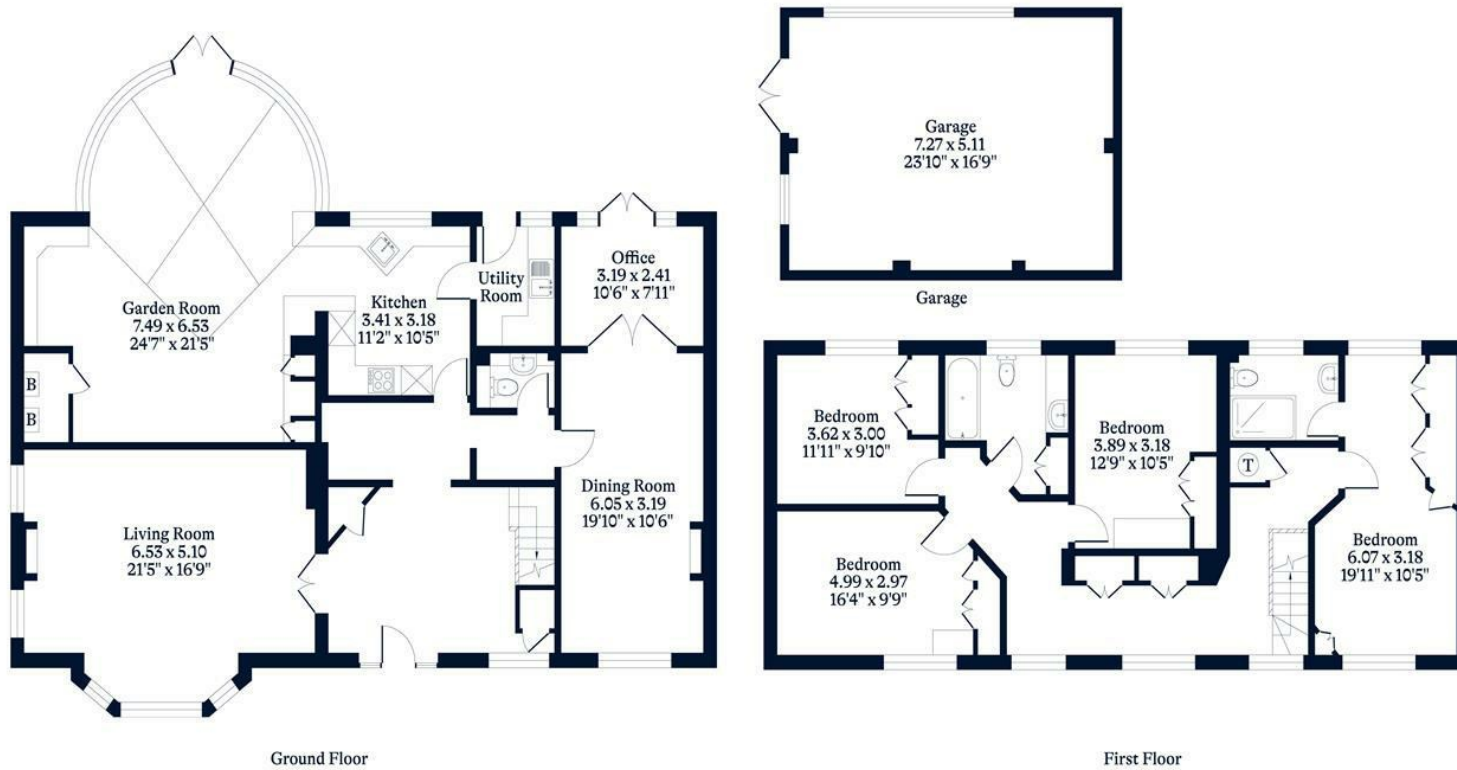




**APPROXIMATE FLOOR AREA**  
House - 246.20 sq m - 2650- sq ft  
Garage - 37.00 sq m - 398 sq ft  
Total - 283.20 sq m - 3048 sq ft  
(Gross Internal Area)



**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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