

 5  4  2



Manor House Drive, *Ascot*

OSBORNE HEATH

A gated five bedroom, four reception family home with a south-west facing garden.

Downstairs is a living room with wood-burner, dining room, study, kitchen with breakfast room, utility room and downstairs WC.

The first floor has five bedrooms, all with built-in wardrobes, en suite bathroom to the master bedroom and a family bathroom.

The front of the house has electronically operated gates, driveway parking for several vehicles and a double garage. The rear garden faces south west and there is a side garden with storage areas.

Manor House Drive is a small cul-de-sac close to Ascot Racecourse. Other local places of interest include The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. 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.

EPC rating C. Council Tax band G.



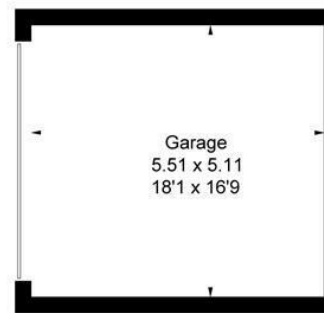
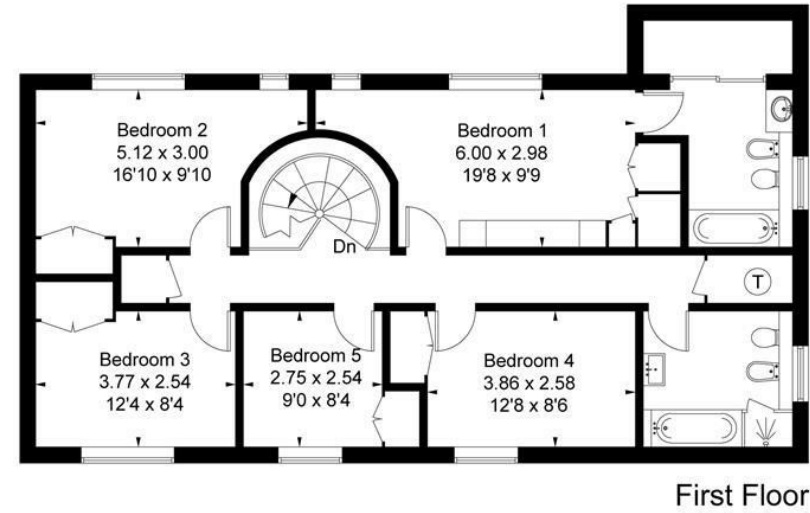
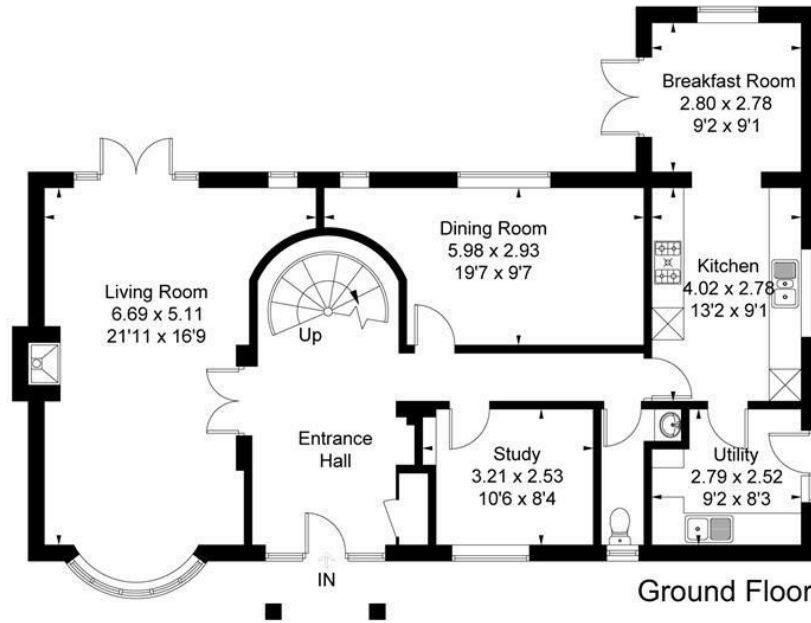


Approximate IPMS2 Floor Area = 205.1 sq m / 2208 sq ft

Garage = 28.1 sq m / 302 sq ft

Limited Use Area = 3.1 sq m / 33 sq ft

Total = 236.3 sq m / 2543 sq ft



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 229877