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Kingswood, *Ascot*

OSBORNE HEATH

A four double bedroom, three bathroom family home built by Millgate Homes and designed by Alexander James Interiors with driveway parking, a garage and electric vehicle charging.

On the ground floor there is a reception room with a working fireplace, an open-plan kitchen with dining and living areas, utility room with access to the garage and a downstairs WC.

The first floor has the principal bedroom with a four-piece en suite, walk-in wardrobe and a balcony overlooking the garden and mature woodlands. This floor also has another double bedroom with an en suite.

The second floor has two double bedrooms and a family bathroom.

The property has driveway parking and a garage plus side access to the rear garden.

Kingswood is a newly built development built by Millgate homes off the Swinley Road. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Popular local schools include Charters, Cheapside, Heathfield, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. 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 B. Council Tax band H.



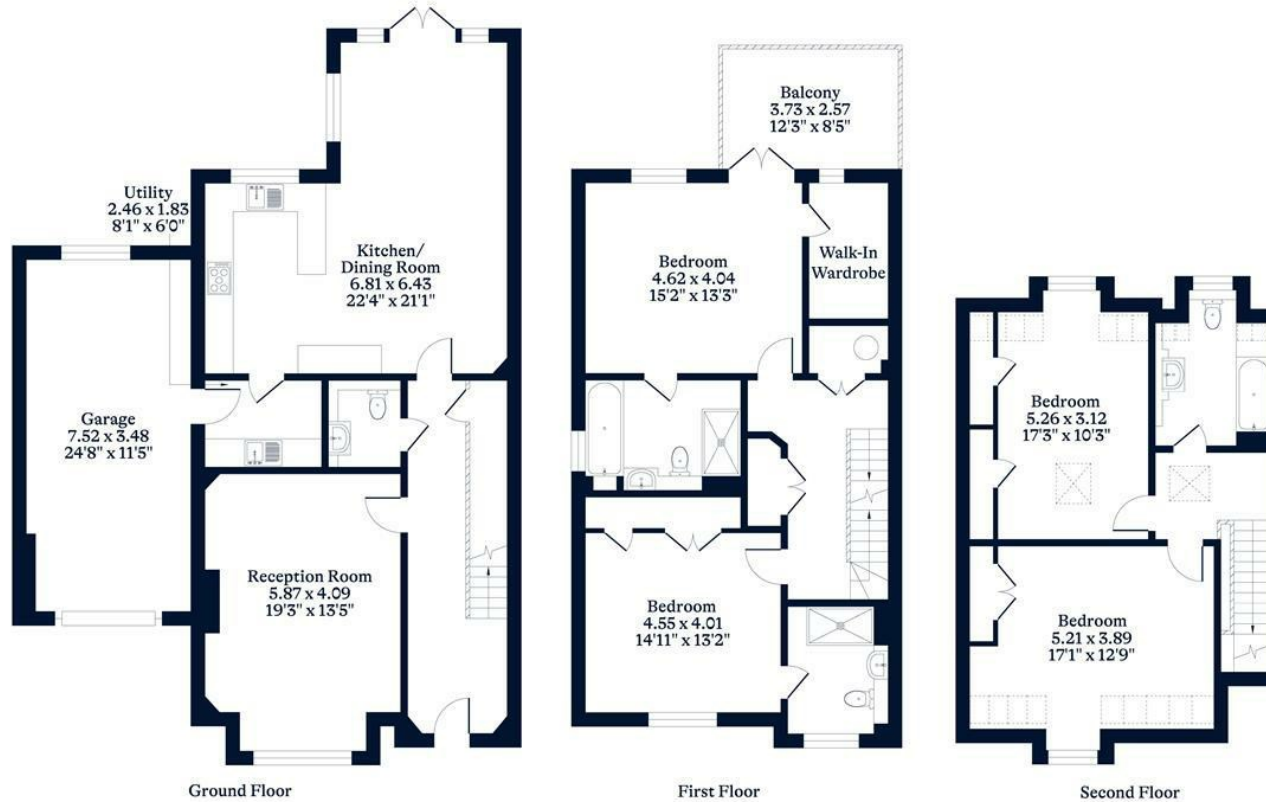


APPROXIMATE FLOOR AREA

House - 219.55 sq m - 2363 sq ft
Garage - 26.15 sq m - 282 sq ft
Total - 245.70 sq m - 2645 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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