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Seymour Drive, *Ascot*

OSBORNE HEATH

A recently built four double bedroom, four bathroom Berkeley Home with a driveway, double garage and wrap-around garden in a cul-de-sac with private woodlands.

Downstairs has underfloor heating throughout and includes a large entrance hall, triple aspect Charles Yorke kitchen with Siemens appliances, feature island plus living and dining spaces leading out to the garden. There is also triple aspect living and family rooms (the family room can also be used as a study), utility room and a downstairs WC.

The principal bedrooms has two dressing rooms and a large en suite with bath and separate shower. There are three further double bedrooms, two en suits, a family bathroom and a large airing cupboard.

Outside there is driveway parking for several vehicles, a detached double garage and a landscaped wrap-around garden with south facing balcony. There is also access to a private residence woodland area.

Seymour Drive is a cul-de-sac in the Brompton Gardens development, recently built by Berkeley Homes, backing onto Swinley Forest. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick, Ranelagh and St Francis. The nearest train stations are Ascot and Martins Heron where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Local places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating B. Council Tax band G. Service Charge £1,000pa.

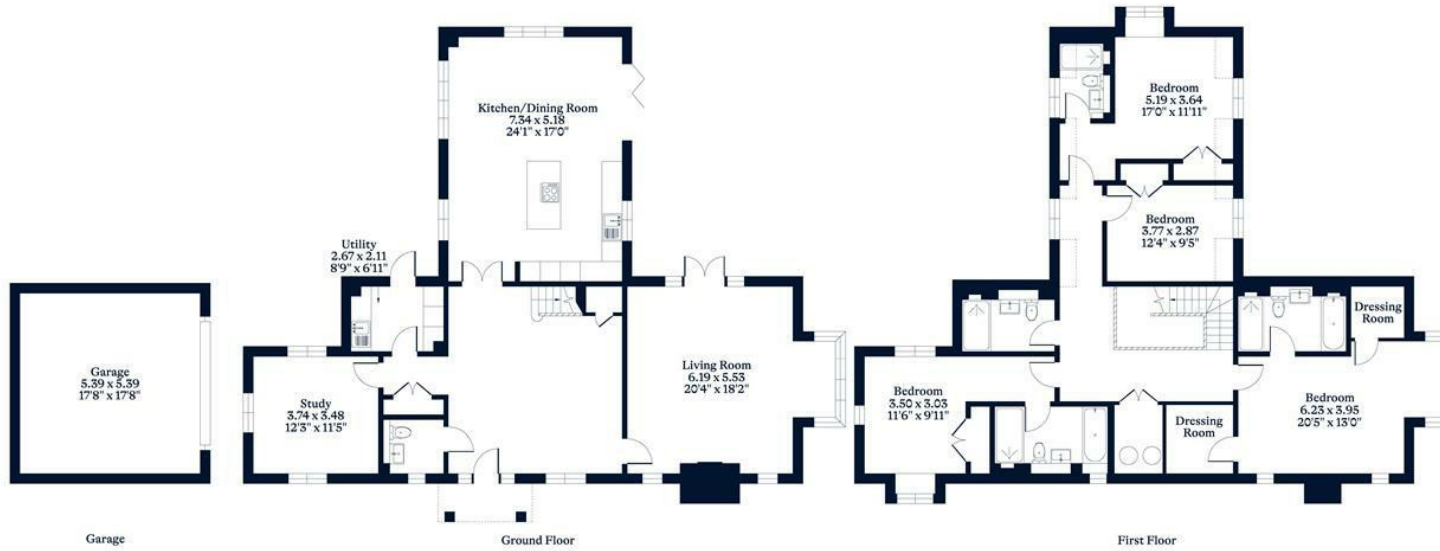




APPROXIMATE FLOOR AREA
House - 252.67 sq m - 2720 sq ft
Garage - 29.05 sq m - 313 sq ft
Total - 281.72 sq m - 3033 sq ft
(Gross Internal Area)



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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