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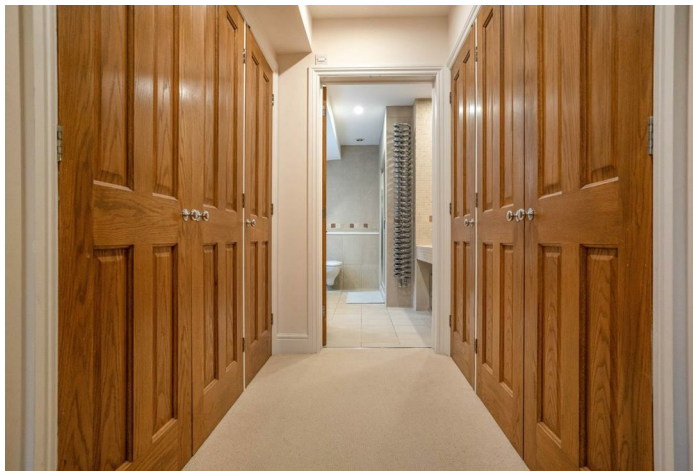
Earleydene, Ascot

OSBORNE HEATH

A large and characterful cottage in a cul-de-sac on a three acre gated plot backing onto fields. This secluded property also has an annexe and two garages.









Orleton House has been extended by the current owners and offers potential for further development, subject to planning permission.

The ground floor of the main house has a large entrance hall, living room, formal dining room, study, kitchen with underfloor heating and dining space, utility room and a downstairs WC.

The principal bedroom is double aspect with a dressing area and en suite with oversized bath and TV, plus a separate shower. There are four further double bedrooms, three with en suites, and a family bathroom.

The Coach House has an open-plan kitchen and living space, two double bedrooms (one is currently used as an office), shower room, snooker room with bar, and a home gym. The gym has been pre-fabricated so that it can be converted into an en suite bedroom.

There is also an oversized double garage, single garage plus a workshop joined to The Coach House.

The plot is gated and totals three acres. There is driveway parking for several vehicles, CCTV, rear patio with barbecue area leading to a hot-tub, and an expansive lawn backing onto fields.

Earleydene is a small, private cul-de-sac close to the popular village of Sunninghill. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and Sunningdale. Nearby 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 and Windsor Great Park. 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 TBC. Council Tax band G.



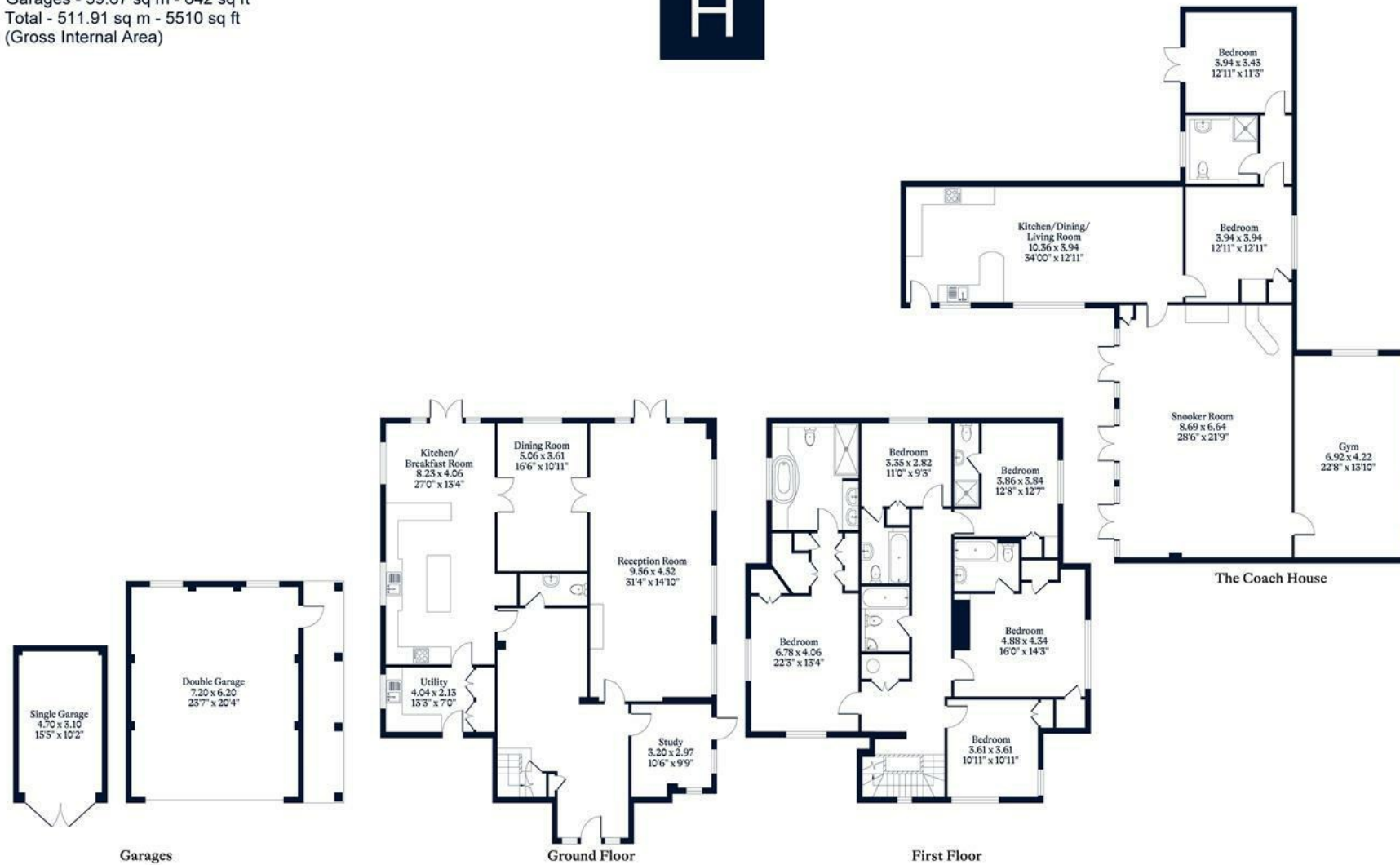




APPROXIMATE FLOOR AREA

House - 284.94 sq m - 3067 sq ft
The Coach House - 167.30 sq m - 1801 sq ft
Garages - 59.67 sq m - 642 sq ft
Total - 511.91 sq m - 5510 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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Call 01344 627777

Email ascotsales@osborneheath.co.uk

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