



**Kingswood**  
Ascot





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



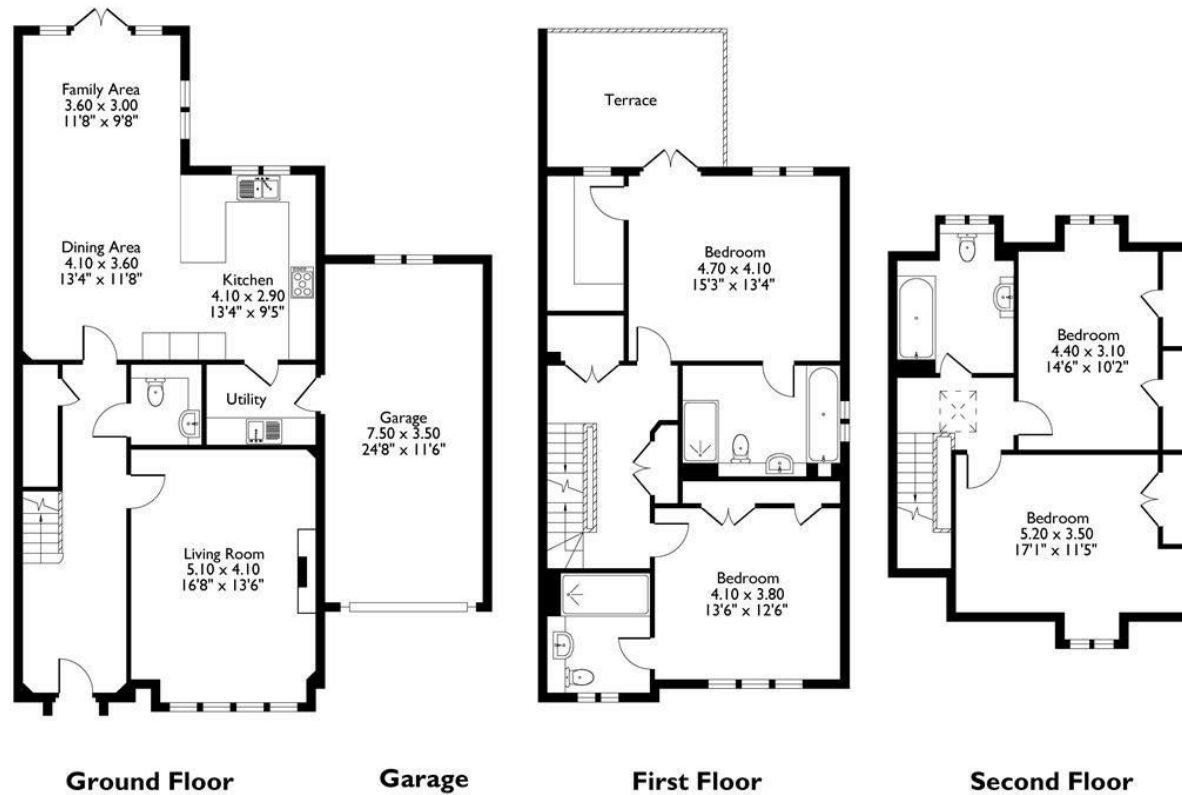




NOT TO SCALE

Approximate Floor Area  
House 237.30 sq m - 2554 sq ft  
(Gross Internal Area )  
(Including Garage)

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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On the ground floor there is a lounge room with a working fire place, open plan kitchen/diner with seperate utility room with integral door to the garage. Further there is also a family room off the dining area and breakfast bar off the kitchen.

The first floor has the main principle bedrooms with has a full ensuite shower and bathroom with a walk-in wardrobe and a balcony over looking the mature woodlands and garden. There is a further double bedroom with ensuite.

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

Out the property has driveway parking and garage with 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, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. 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.



- Four Bedrooms • Three Bathrooms • Lounge with Working Fire • Open Plan Kitchen/Diner • Separate Utility • Garage • Underfloor Heating • Ex Show Home • Millgate Development • Alexander James Interiors



01344 627777

[osborneheath.co.uk](http://osborneheath.co.uk) • [ascotsales@osborneheath.co.uk](mailto:ascotsales@osborneheath.co.uk) • [ascotlettings@osborneheath.co.uk](mailto:ascotlettings@osborneheath.co.uk)