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# Fernbank Road, *Ascot*

OSBORNE HEATH



# A four bedroom, three bathroom period property with a south facing garden, parking and a garage.

Oakleigh Cottage has been refurbished by the current owners including new carpets, re-plastering, re-wiring and skimmed ceilings.

The ground floor has a double reception room, dining room leading through to a fully integrated kitchen, study and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes and a shower room, two further bedrooms and a bathroom. The loft has been converted into a second en suite bedroom.

The property has a south facing garden with a patio and artificial grass plus rear access to a garage and parking.

Nearby schools include Ascot Heath, Charters, Cheapside, LVS, and St. Francis. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating E. Council Tax band E.





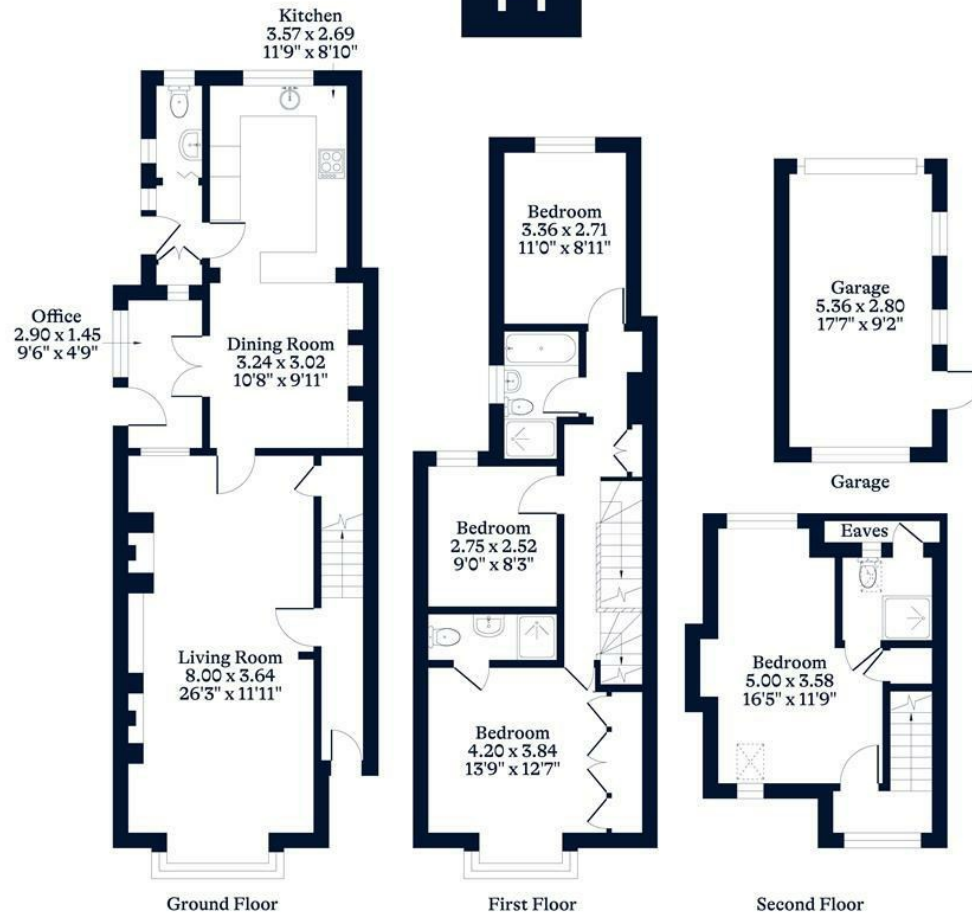




**APPROXIMATE FLOOR AREA**  
House - 132.50 sq m - 1426 sq ft  
Garage - 15.00 sq m - 162 sq ft  
Total - 147.50 sq m - 1588 sq ft  
(Gross Internal Area)



**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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