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Kings Yard, *Ascot*

OSBORNE HEATH

A three bedroom mews property with a large rear garden, garage and allocated parking nestled down a private road.

Part of a barn conversion this mews property has a lounge with an open fire, dining room, kitchen, shower room, three double bedrooms and a conservatory.

Outside the property has a private garden which is circa 0.7 acres with amazing views over private woodlands and fields.

The property also has a garage and allocated parking.

Kings Yard is off Prince Albert Drive, close to Ascot Racecourse. Local schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Other than Ascot Racecourse, nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot train station runs services to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

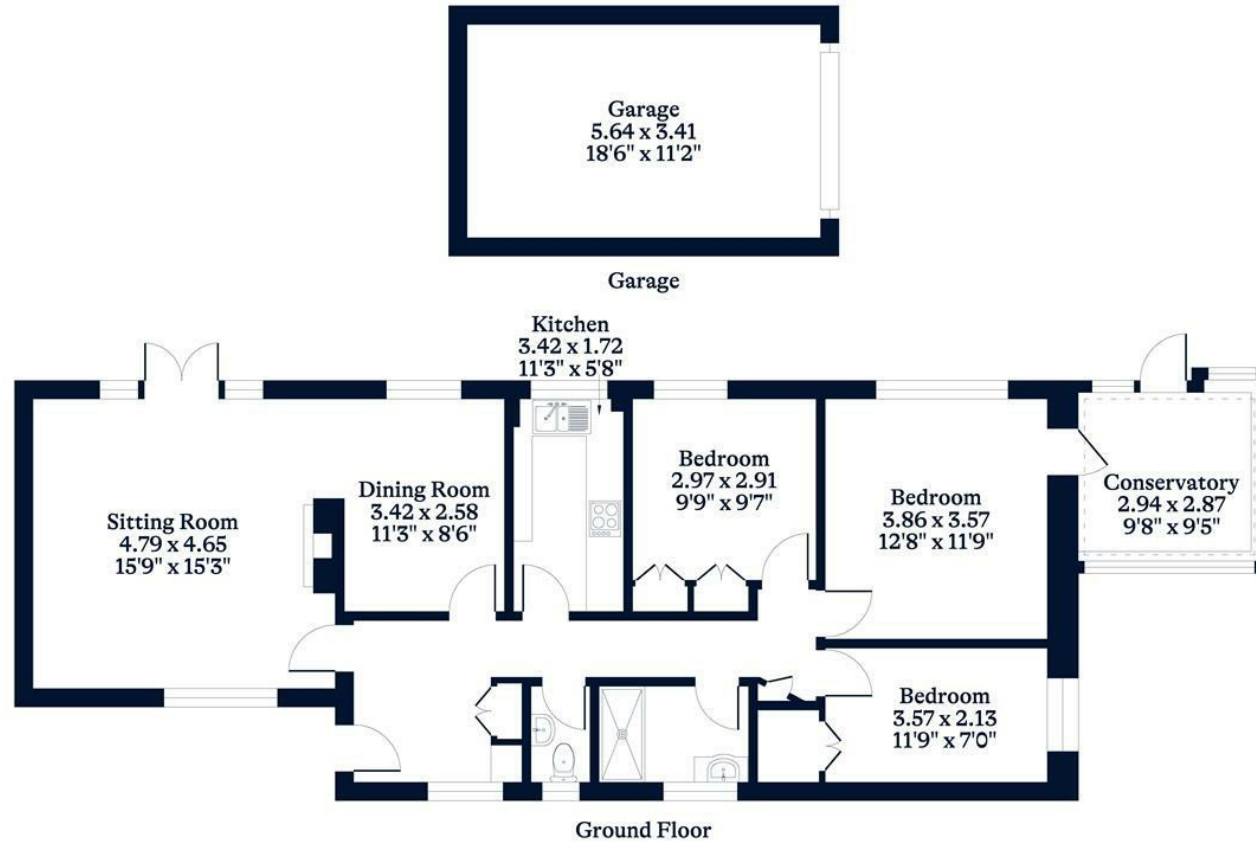
EPC rating E. Council Tax band E. Share of Freehold with underlying lease of 926 years. Service Charge £1,500 pa.





APPROXIMATE FLOOR AREA
House - 101.00 sq m - 1087 sq ft
Garage - 19.00 sq m - 207 sq ft
Total - 120.00 sq m - 1294 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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