

 5  4  4



London Road, *Ascot*

OSBORNE HEATH

A five bedroom detached family home set in circa 8 acres south facing plot backing onto Englemere pond. This home also has had previous planning for an additional dwelling through a conversation.









On the ground floor is a living room, kitchen with a breakfast area, dining room, conservatory which is currently used as a gym, utility room, office and a downstairs WC.

The first floor has the principal bedroom with walk-in wardrobe and an en suite, guest room with built-in wardrobes and an en suite, two further double bedrooms both with built-in wardrobes and a family bathroom. The second floor can be used as a games room or bedroom with a en suite. The space could also work well as accommodation for a live in nanny.

Outside the property is set behind private gates and has a sweeping driveway, triple garage and an outbuilding which can be used as a store or further habitual space. The grounds measure approximately 8.8 acres and the garden faces south.

The House In The Woods is located off London Road. Local schools Charters, Cheapside Heathfield, LVS, Papplewick, Lambrook. St Francis, St George's, St Mary's, Sunningdale and The Marist. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band. H. Freehold/Leasehold: The pacial acreage garden at the rear is on a lease from the Crown Estate.

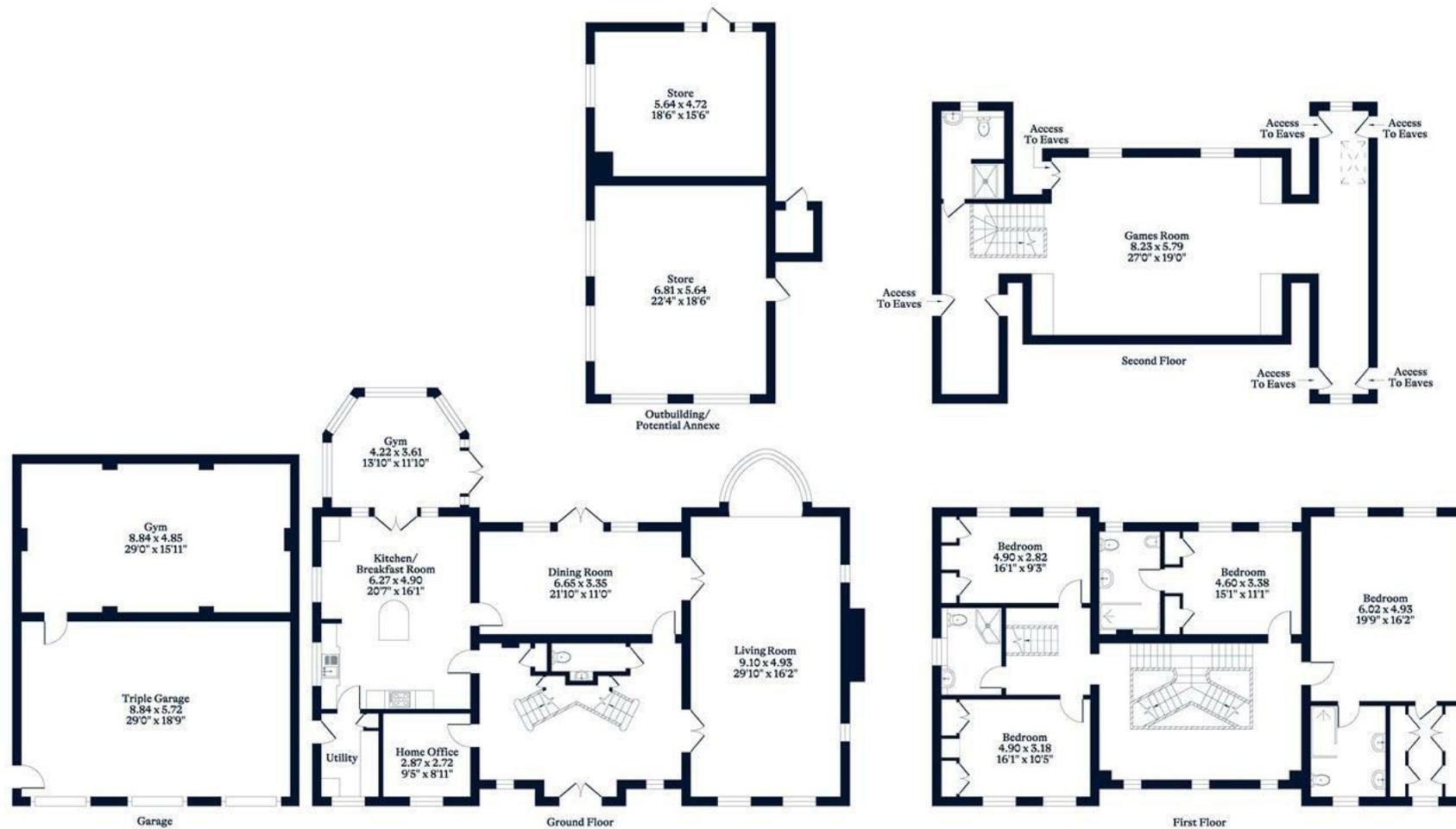




APPROXIMATE FLOOR AREA
 House - 402.59 sq m - 4333 sq ft
 Garage - 96.09 sq m - 1034 sq ft
 Outbuilding - 67.73 sq m - 730 sq ft
 Total - 566.41 sq m - 6097 sq ft
 (Gross Internal Area)



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.



Visit osborneheath.co.uk

Call 01344 627777

Email ascotsales@osborneheath.co.uk

OSBORNE HEATH