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# Sutherland Chase, *Ascot*

OSBORNE HEATH



# A four bedroom, two bathroom detached home in a cul-de-sac with a driveway, garage, gym study and no onward chain.

On the ground floor there is a formal living room, dining room with doors out to a balcony, kitchen with a breakfast bar, study and a downstairs WC.

The first floor has the principal bedroom with an en suite, three further bedrooms, modern family bathroom.

The lower ground floor has a family room with doors out to the garden, gym and a utility room.

Outside the property has a driveway, garage and side access to a rear garden with lawn and patio areas.

Sutherland Chase in the popular Blythwood development. Nearby schools include Ascot Heath, Charters, Cheapside, Heathfield, LVS, Papplewick 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 points of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Great Park.

EPC rating D. Council Tax band F.









#### APPROXIMATE FLOOR AREA

House - 202.00 sq m - 2174 sq ft  
Garage - 13.98 sq m - 150 sq ft  
Total - 215.98 sq m - 2324 sq ft  
(Gross Internal Area)

OH

#### 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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