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Llanvair Drive, *Ascot*

OSBORNE HEATH

A modern six double bedroom,
four bathroom detached family
home with a driveway and a
double garage.









On the ground floor is an expansive entrance hallway linking the triple-aspect living and dining room, with its open fireplace, to a spacious Mark Wilkinson designed kitchen and conservatory that provides day-to-day family living space. There is also a snug, utility room, and a downstairs WC.

The first floor has the principal bedroom with a dressing room and en suite shower room, a guest room with built-in wardrobes and an en suite, a further double bedroom with built-in wardrobes and Jack and Jill bathroom. The third double bedroom at the front of the house is currently being used as a study.

The second floor has two further double bedrooms and a shared bathroom. This floor could be reconfigured to provide a large bedroom suite with sleeping and living space as well as a walk-in wardrobe. Currently the sixth bedroom is being used as a gym and media room.



Outside there is a sweeping in-and-out driveway at the front, double garage, and access to the landscaped rear garden with a large patio entertaining space and lush borders. The garden design provides the infrastructure to add electric gates to the front plus lighting and irrigation systems to the rear

Llanvair Drive is south of Ascot High Street. Nearby schools include Charters, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot where trains run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band H.



APPROXIMATE FLOOR AREA

House - 352.43 sq m - 3793 sq ft

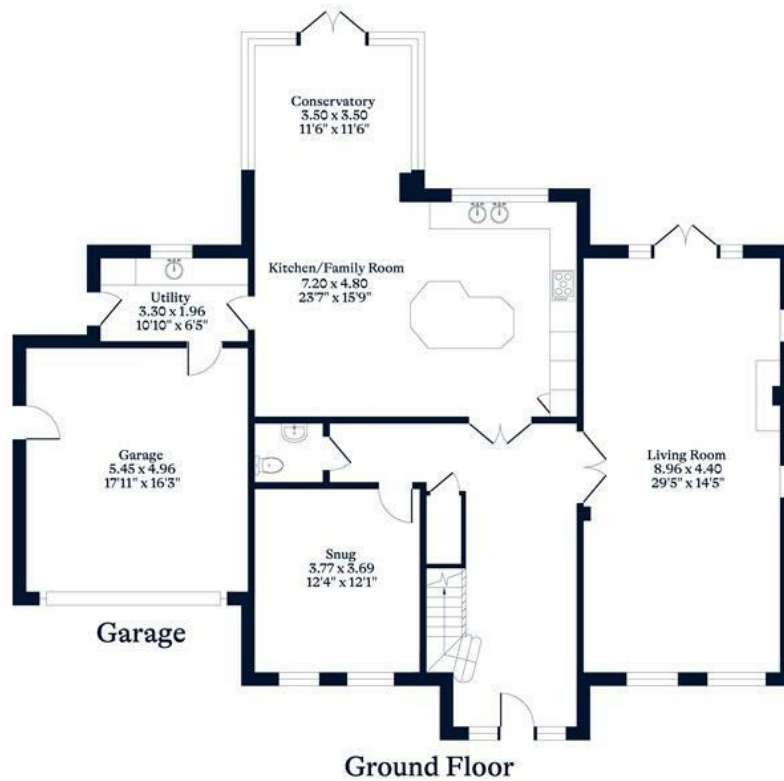
Garage - 27.03 sq m - 291 sq ft

Total - 379.46 sq m - 4084 sq ft



NOT TO SCALE

This plan is for illustration purposes only



Ground Floor



Second Floor

First Floor

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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