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Queens Hill Rise, *Ascot*

OSBORNE HEATH

A six double bedroom, six bathroom detached family home in a cul-de-sac, with a large mature south facing plot, gated driveway and self-contained annex.









On the ground floor there is a drawing room, study, dining room, kitchen with orangery and breakfast room, family room, games room/gym and a utility room.

The annex has a living room with high ceilings and exposed beams, bedroom with an en suite and dressing room and a kitchen with dining area. The annex is accessed via its own entrance and benefits from a private terrace off the living room.

On the first floor is the principal bedroom with a dressing room and en suite, plus four further double bedrooms all with en suites and built-in wardrobes.

The property has a gated entrance and a long driveway with parking for multiple vehicles. Side access to a large south facing garden.

Queens Hill Rise is a popular cul-de-sac in Ascot close to Ascot Racecourse. Local Ofsted schools include Charters, Cheapside and St Francis. Private schools include Heathfield, LVS, Papplewick, 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, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. The nearest train station is Ascot where trains run to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H





APPROXIMATE FLOOR AREA
 House - 453.30 sq m - 4880 sq ft
 Annexe - 118.50 sq m - 1276 sq ft
 Total - 571.80 sq m - 6156 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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