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# Windsor Road, *Ascot*

OSBORNE HEATH

# A four bedroom, four bathroom detached period property set in a quiet cul-de-sac, with a driveway, garage, south west facing garden and no onward chain.

On the ground floor there is a living room, snug, dining room, large kitchen which has Wolf and Sub Zero appliances and features a central island, downstairs bedroom with an en suite, utility room, internal access to the garage and a downstairs WC.

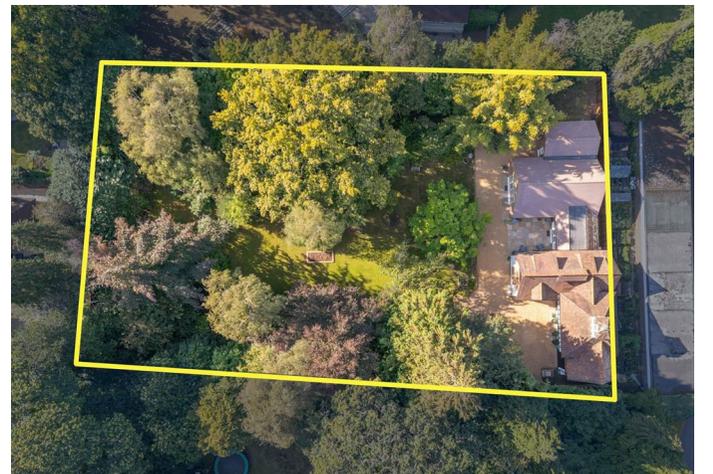
The first floor has the principal bedroom with a modern en suite, guest room with an en suite and built-in wardrobes, third bedroom, and a family bathroom.

Outside there is a private driveway with pillars for a gated entrance, garage, courtyard and a 0.65acre mature south west facing garden.

Constables is located off Windsor Road, opposite Ascot Racecourse. 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. Other than Ascot Racecourse, the house is close to the local shop, popular pubs, plus The Berkshire Golf Club, Coworth Park, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Ascot Heath, Charters, Cheapside, and St Francis.

EPC rating C. Council Tax band G.

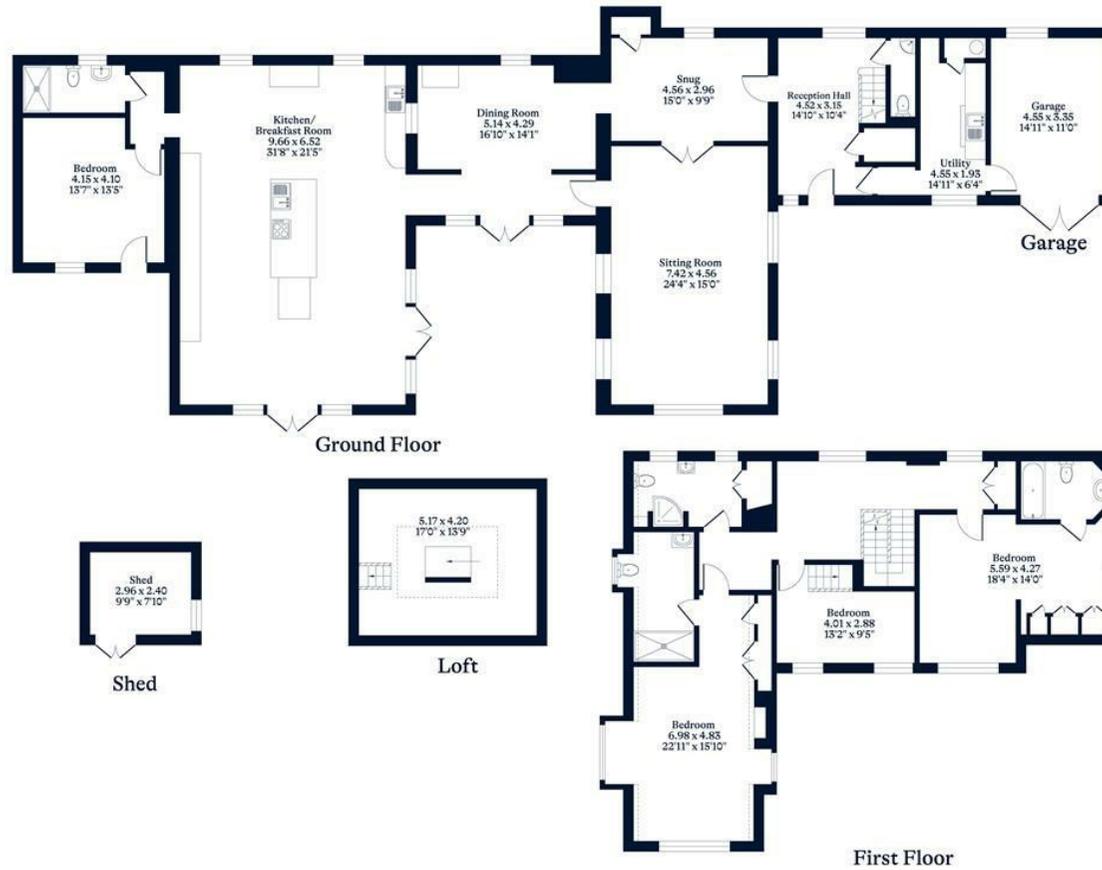




**APPROXIMATE FLOOR AREA**  
 House - 311.97 sq m - 3358 sq ft  
 Garage - 15.00 sq m - 164 sq ft  
 Outbuilding - 7.00 sq m - 76 sq ft  
 Total - 333.97 sq m - 3598 sq ft  
 (Gross Internal Area)



**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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