



1 Course Road, Ascot

OSBORNE HEATH



On the ground floor is a two distinct wings, each with its own staircase, creating a highly versatile home. The space comprises of a living room with a feature fire place, dining room, kitchen and at its heart is the modern, light-filled garden room, where bi-fold doors open onto a mature west-facing garden. Afternoon and evening sun fills this space, creating an ideal setting for relaxed living and entertaining.

The first floor has a principle bedroom with a en suite, two further bedrooms and a family bathroom.

Outside is a double driveway and side access to the lawned and patio west facing garden, course road is tucked away on a quiet no-through road, with mature landscaped gardens.

Course Road is a cul-de-sac in the heart of Ascot between the High Street and Ascot Racecourse and within walking distance to Ascot Train Station where trains run to London, Reading and Guildford. Nearby are a number of Ofsted outstanding schools including Ascot Heath, Charters, St Francis, Cheapside and Ranelagh. Private schools include Lambrook, LVS, The Marist, Papplewick, St George's and St Mary's. By road Course Road is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.



On the ground floor is a two distinct wings, each with its own staircase, creating a highly versatile home. The space comprises of a living room with a feature fire place, dining room, kitchen and at its heart is the modern, light-filled garden room, where bi-fold doors open onto a mature west-facing garden. Afternoon and evening sun fills this space, creating an ideal setting for relaxed living and entertaining.

The first floor has a principle bedroom with a en suite, two further bedrooms and a family bathroom.

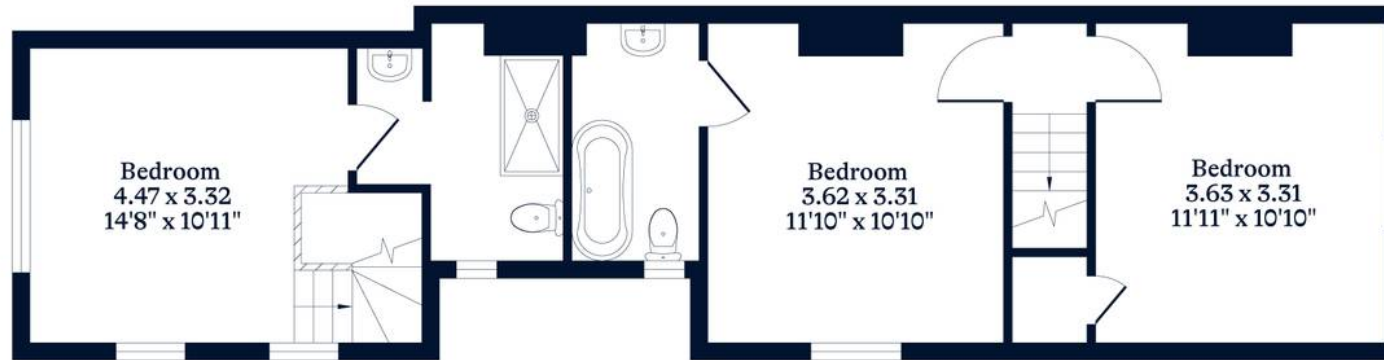
Outside is a double driveway and side access to the lawned and patio west facing garden, course road is tucked away on a quiet no-through road, with mature landscaped gardens.

Course Road is a cul-de-sac in the heart of Ascot between the High Street and Ascot Racecourse and within walking distance to Ascot Train Station where trains run to London, Reading and Guildford. Nearby are a number of Ofsted outstanding schools including Ascot Heath, Charters, St Francis, Cheapside and Ranelagh. Private schools include Lambrook, LVS, The Marist, Papplewick, St George's and St Mary's. By road Course Road is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

APPROXIMATE FLOOR AREA
House - 113.40 sq m - 1221 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



First Floor



Ground Floor

OSBORNEHEATH.CO.UK

This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

1 Course Road

Ascot

- Three Bedrooms
- Two Bathrooms
- Three Receptions
- Driveway
- Character
- Walking Distance To Ascot High Street
- Walking Distance To Ascot Train Station And Racecourse
- West Facing Garden
- No Onward Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

