

O/I/O



**Furlong Drive**  
Ascot

Guide Price **£1,850,000**

**OSBORNE HEATH**



The ground floor has underfloor heating and built-in speakers throughout, and comprises a formal living room, dining room, and a kitchen with Siemens appliances including a double oven, induction hob, microwave oven and coffee machine, a central island, and living space leading out to the garden. There is also a study, pantry, utility room and internal access to the garage which has a gym space and electrically operated door.

The first floor revolves around a galleried landing, and has a principal bedroom with dressing room and large en suite, an en suite guest bedroom, three further bedrooms (one of which is currently used as a cinema room), and a family bathroom.

Outside there is driveway parking for a few vehicles, a double garage and a west facing rear garden with artificial grass and a putting green.

Furlong Drive is a small cul-de-sac off Burleigh Road, close to Ascot Racecourse. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Cheapside, Heathfield, Lambrook, LVS, Papplewick, St Francis, St Georges and St Mary's. 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.

# Furlong Drive

Ascot

- Five Bedrooms
- Four Receptions
- Three Bathrooms
- Underfloor Heating
- Dressing Room
- West Facing Garden
- Driveway
- Double Garage
- Cul-De-Sac
- Close To High Street

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

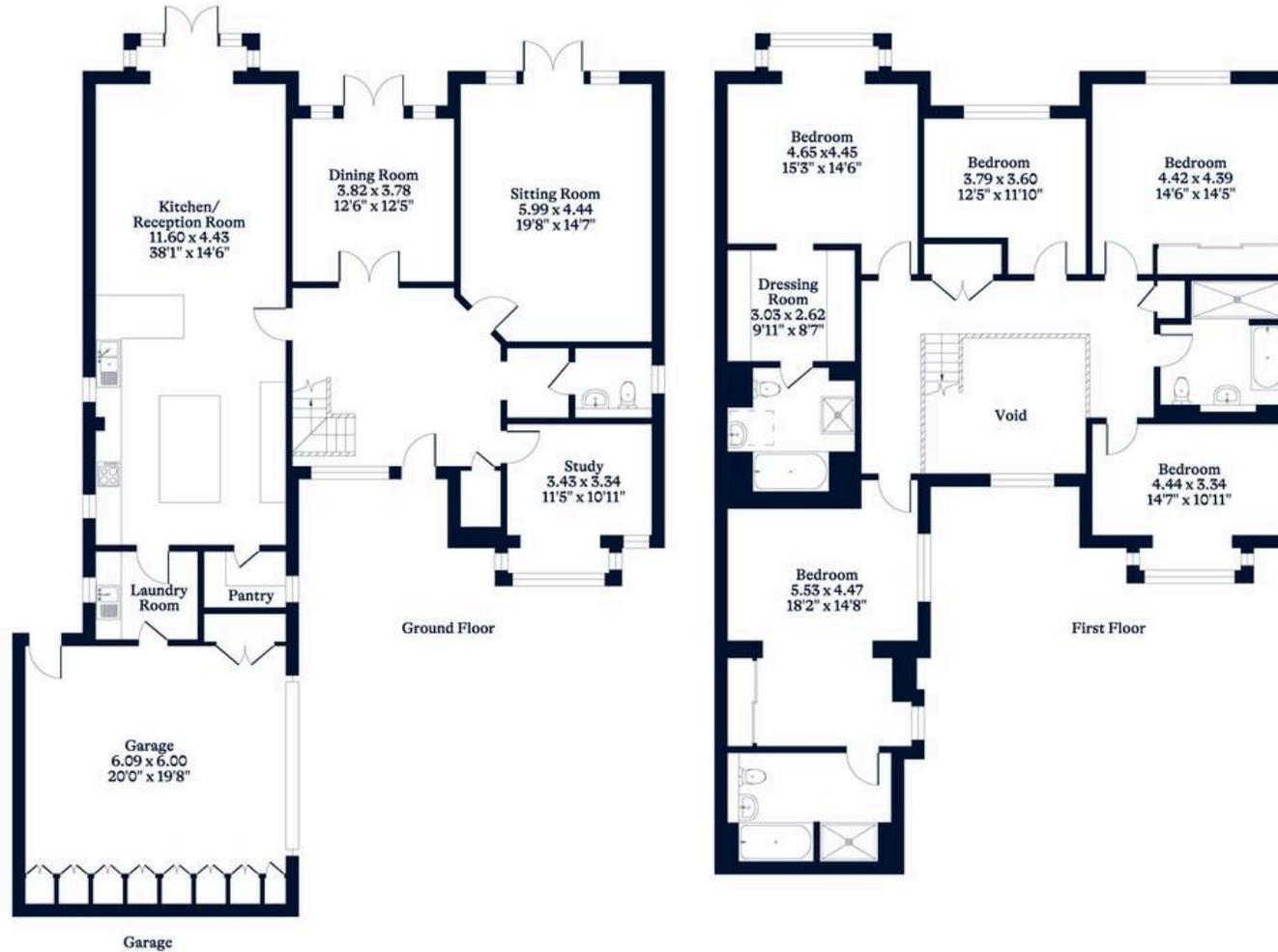
EPC Environmental Impact Rating: C



**APPROXIMATE FLOOR AREA**  
House - 303.00 sq m - 3261 sq ft  
Garage - 39.00 sq m - 420 sq ft  
Total - 342.00 sq m - 3681 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.