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Kingswood, Ascot
Guide Price £1,195,000

OSBORNE HEATH



On the ground floor there is a reception room with a working fireplace, an open plan kitchen/diner/sitting room with a separate utility room with access to the garage. There is also a family room off the dining area and a breakfast bar off the kitchen.

The first floor has the principal bedroom with a four-piece en suite, walk-in wardrobe and a balcony overlooking the mature woodlands and garden. There is a further double bedroom with an en suite.

The second floor has two double bedrooms and a family bathroom.

The property has driveway parking with electric vehicle charging and a garage with side access to the rear garden.

Kingswood is a newly built development built by Millgate homes off the Swinley Road. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Ascot train station runs services to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

Kingswood

Ascot

- Four Bedrooms
- Three Bathrooms
- EV Charging
- Garage
- Utility
- Underfloor Heating
- Developed by Millgate Homes
- Alexander James Interiors

Council Tax band: F

Tenure: Freehold

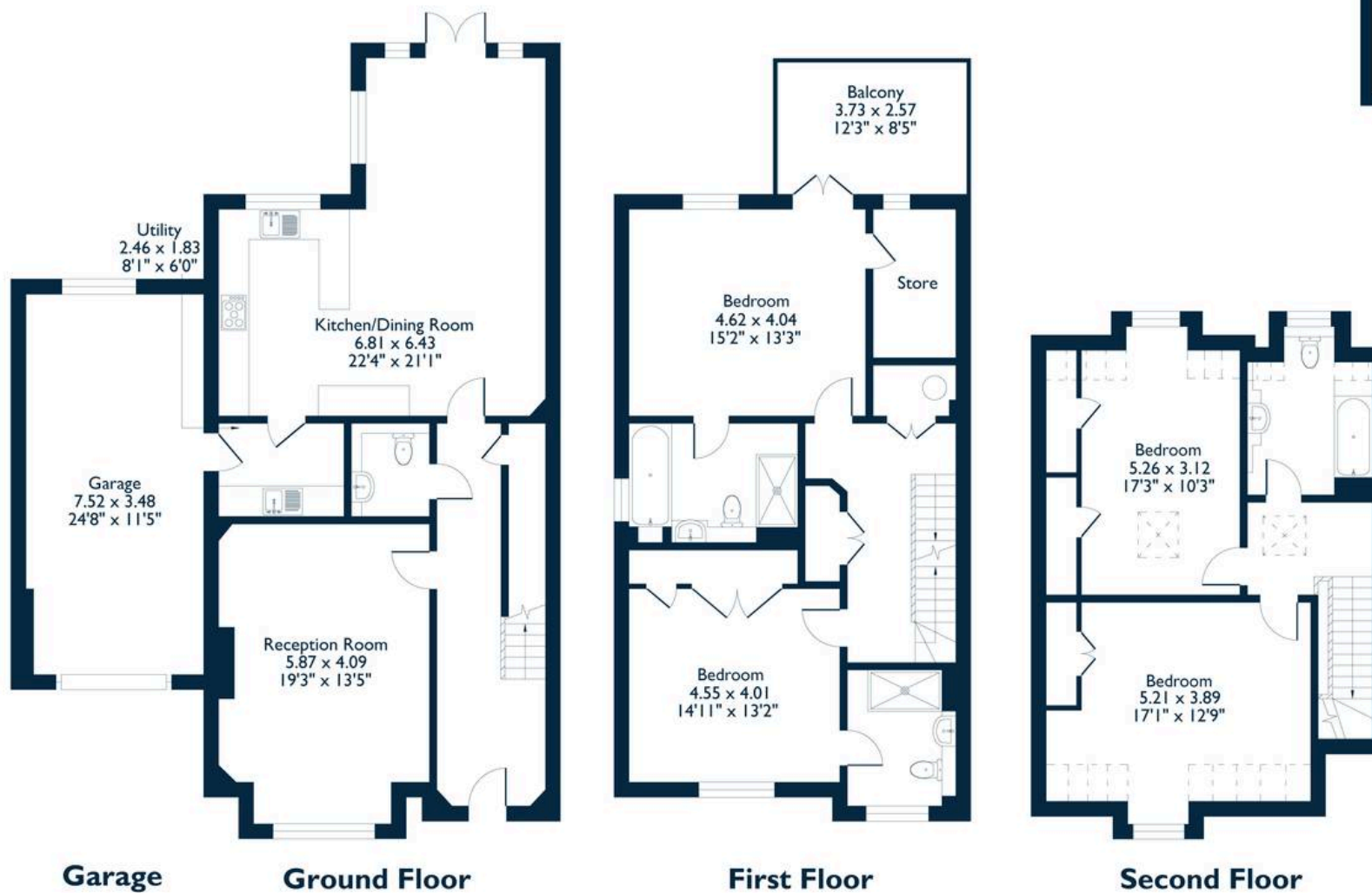
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



NOT TO SCALE

Approximate Floor Area
House 220.20 sq m - 2370 sq ft
Garage 26.62 sq m - 287 sq ft
Total 246.82 sq m - 2657 sq ft
(Gross Internal Area)



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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