

HIO



London Road  
Guide Price £4,750,000

OSBORNE HEATH



On the ground floor is a living room, kitchen with a breakfast area, dining room, conservatory which is currently used as a gym, utility room, office and a downstairs WC.

The first floor has the principal bedroom with walk-in wardrobe and an en suite, guest room with built-in wardrobes and an en suite, two further double bedrooms both with built-in wardrobes and a family bathroom. The second floor can be used as a games room or bedroom with a en suite. The space could also work well as accommodation for a live in nanny.

Outside the property is set behind private gates and has a sweeping driveway, triple garage and an outbuilding which can be used as a store or further habitual space. The grounds measure approximately 8.8 aces and the garden faces south.

The House In The Woods is located off London Road. Local schools Charters, Cheapside Heathfield, LVS, Papplewick, Lambrook. St Francis, 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, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.



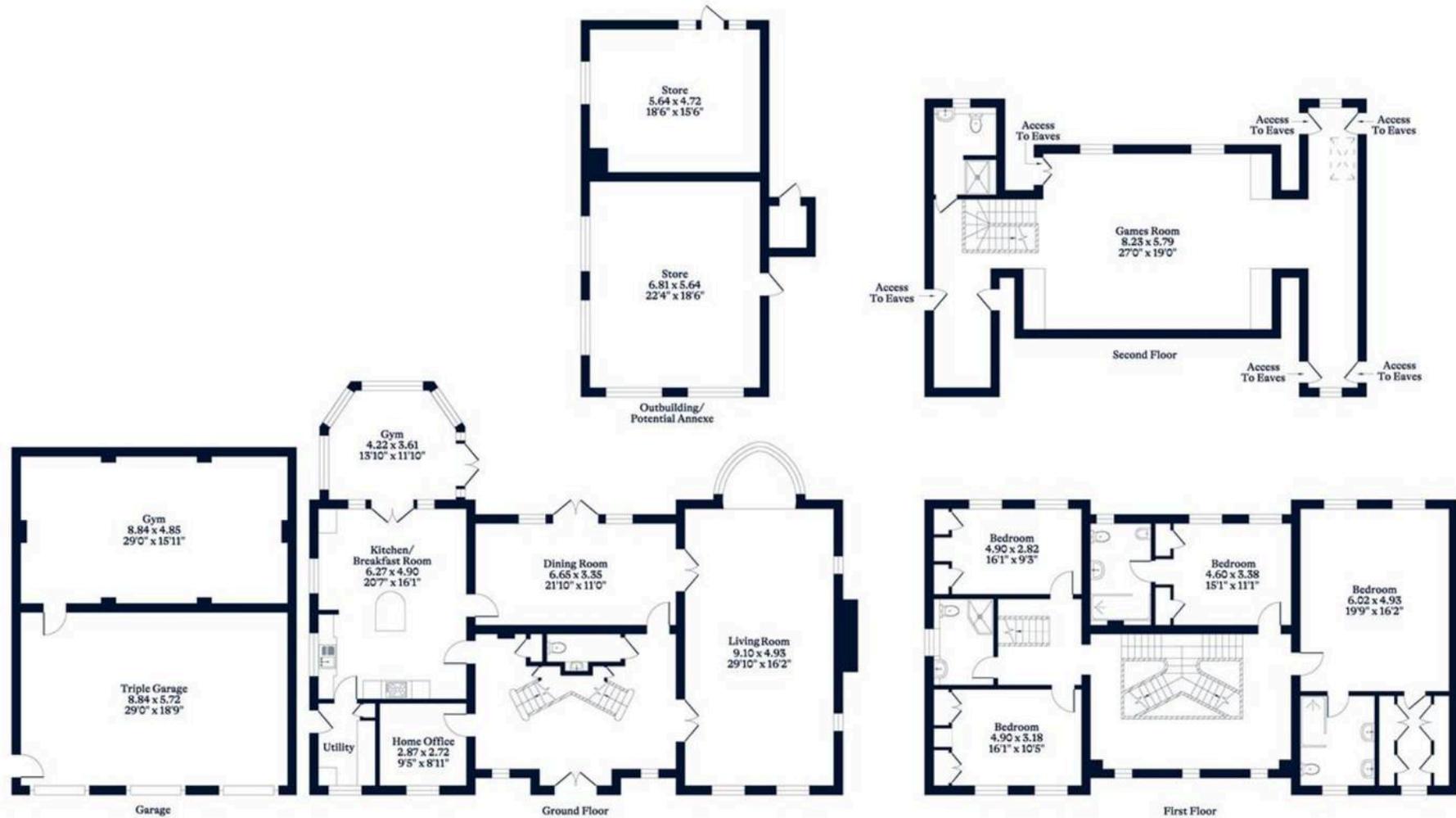




**APPROXIMATE FLOOR AREA**

House - 402.59 sq m - 4333 sq ft  
Garage - 96.09 sq m - 1034 sq ft  
Outbuilding - 67.73 sq m - 730 sq ft  
Total - 566.41 sq m - 6097 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.



# London Road

Ascot

- Five Bedrooms
- Three Receptions
- Four Bathrooms
- Detached
- Driveway
- Double Garage
- Previous Planning Approved For Additional Dwelling
- Circa 8 Acre South Facing Gardens
- Walking Distance to High Street
- No Onward Chain

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

01344627777 • [ascotsales@osborneheath.co.uk](mailto:ascotsales@osborneheath.co.uk) • [osborneheath.co.uk/](http://osborneheath.co.uk/)