



OH

House 6, Westwood Grove, Ascot  
Guide Price £1,850,000

OSBORNE HEATH

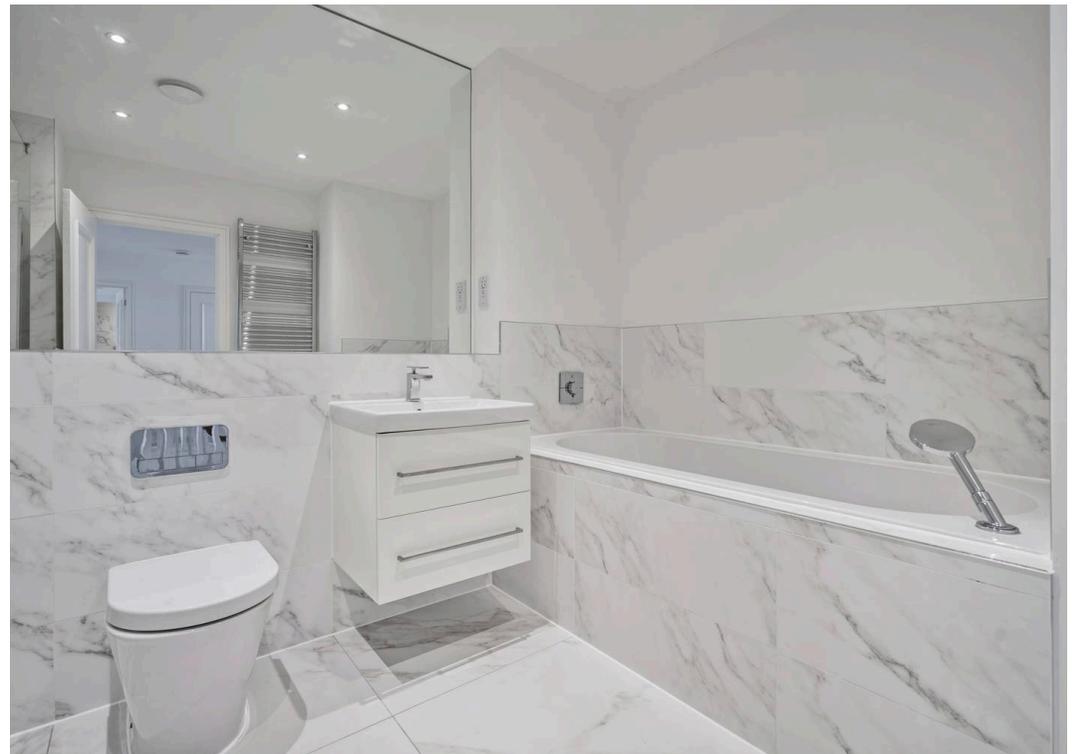
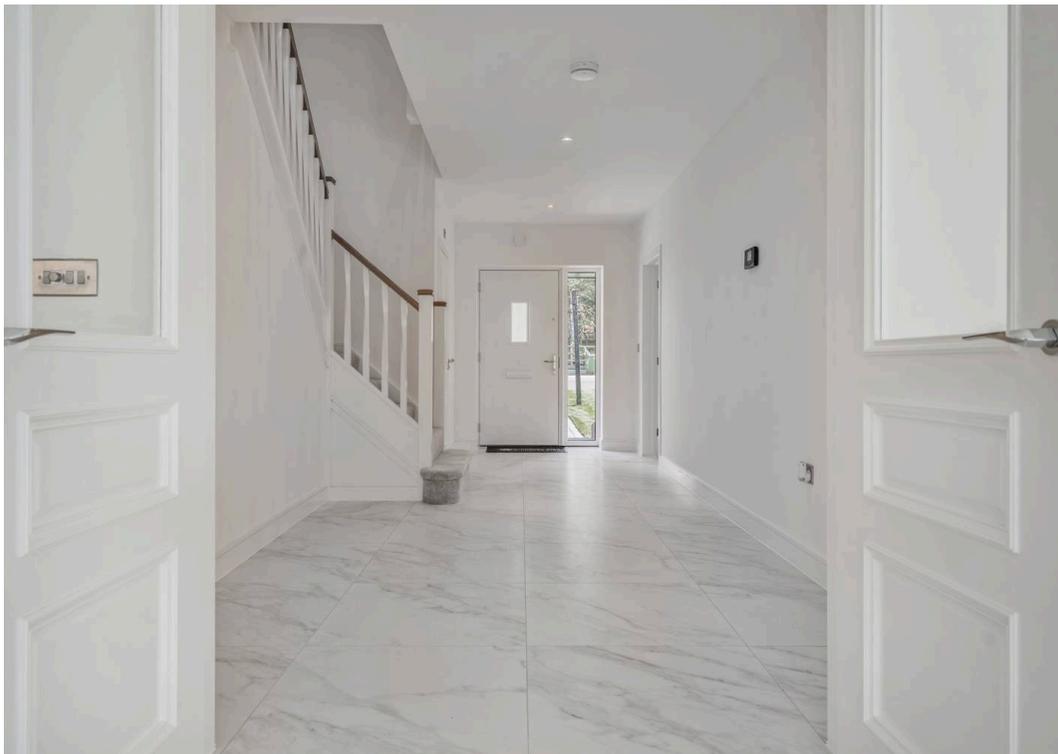


On the ground floor is a formal living room, an open plan kitchen, living and dining room which is centred around the kitchens island with bi-folding doors, internal access to the garage and a downstairs WC.

The first floor has a principal bedroom with built-in wardrobes and a en suite, guest room with built-in wardrobes and a en suite, three further bedrooms, family bathroom and a study/sixth bedroom.

Outside is a garage, driveway and side access to the rear lawned and patio garden.

Westwood Grove is a new development constructed by Nicholas King homes set off Swinley Road close to The Berkshire Golf Club. Local schools include Charters, Cheapside and St Francis. Private schools include Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest, 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.





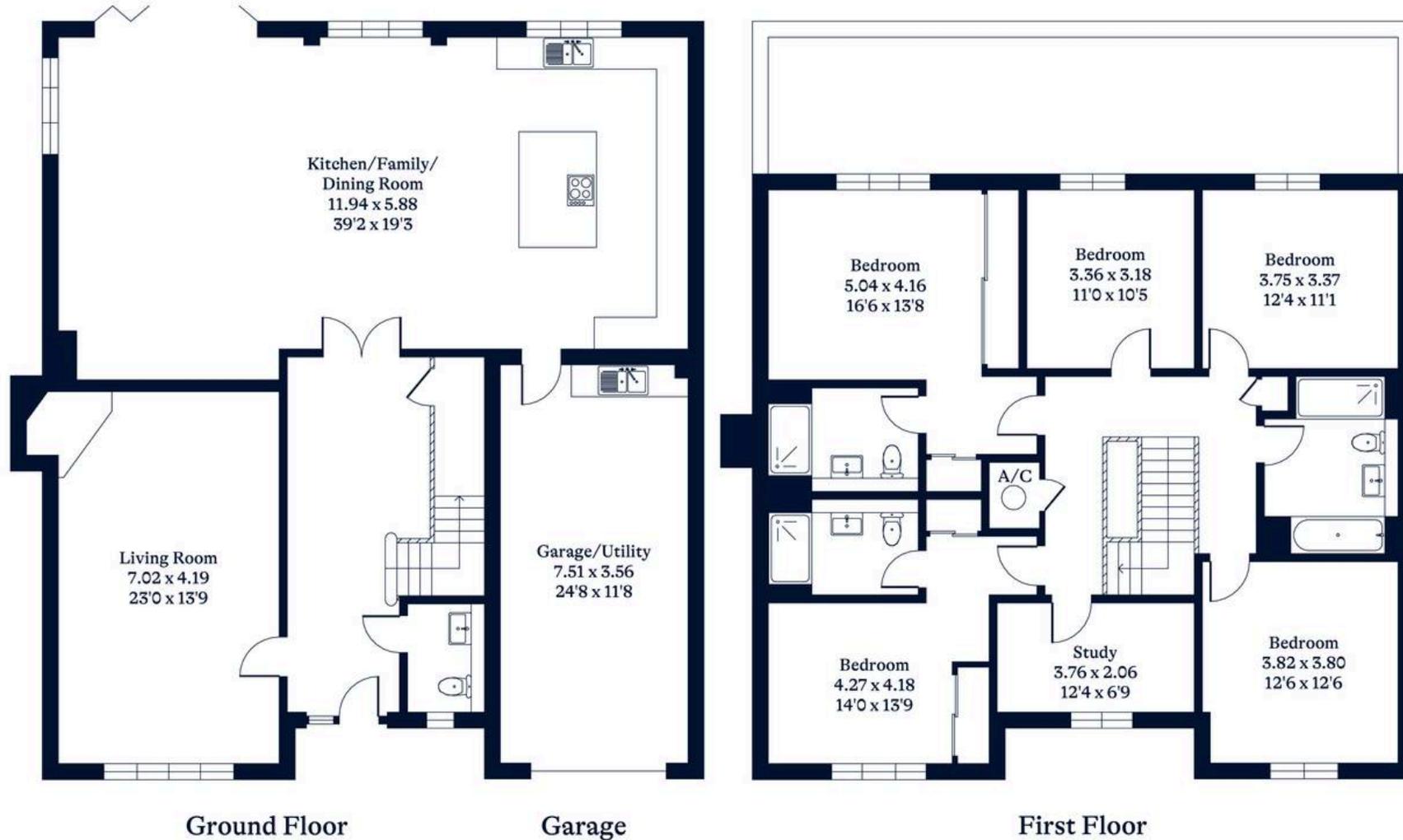
Westwood  
Grove

 NICHOLAS KING  
HOMES



**APPROXIMATE FLOOR AREA**  
House - 254.96 sq m - 2744 sq ft  
Garage - 26.73 sq m - 288 sq ft  
Total - 281.69 sq m - 3032 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purpose only



Ground Floor

Garage

First 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.

©PROPERTYSHOOT



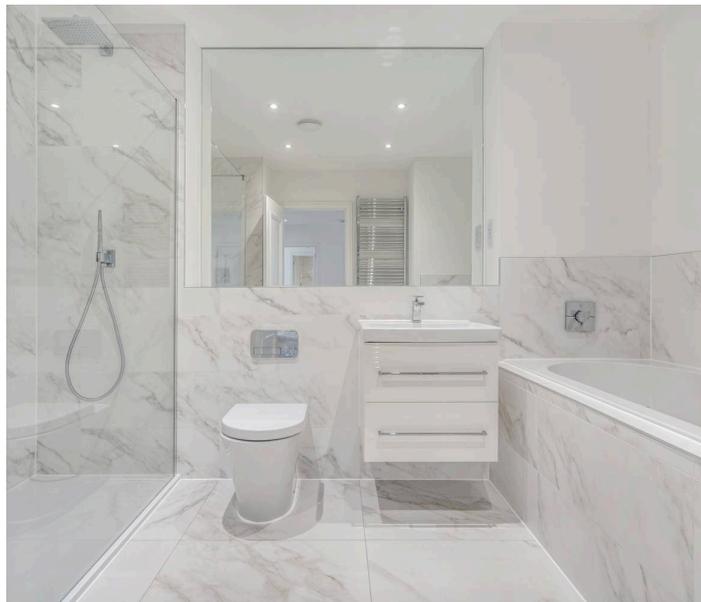
# House 6, Westwood Grove

Ascot

- Five Bedrooms
- Three Receptions
- Three Bathrooms
- Detached
- Driveway
- Garage
- Cul-De-Sac
- New Home
- Nicholas Kings

Council Tax band: TBD

Tenure: Freehold





## Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

01344 627777 • [ascotsales@osborneheath.co.uk](mailto:ascotsales@osborneheath.co.uk) • [osborneheath.co.uk](http://osborneheath.co.uk)