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Llanvair Drive, Ascot  
Guide Price £2,500,000

OSBORNE HEATH

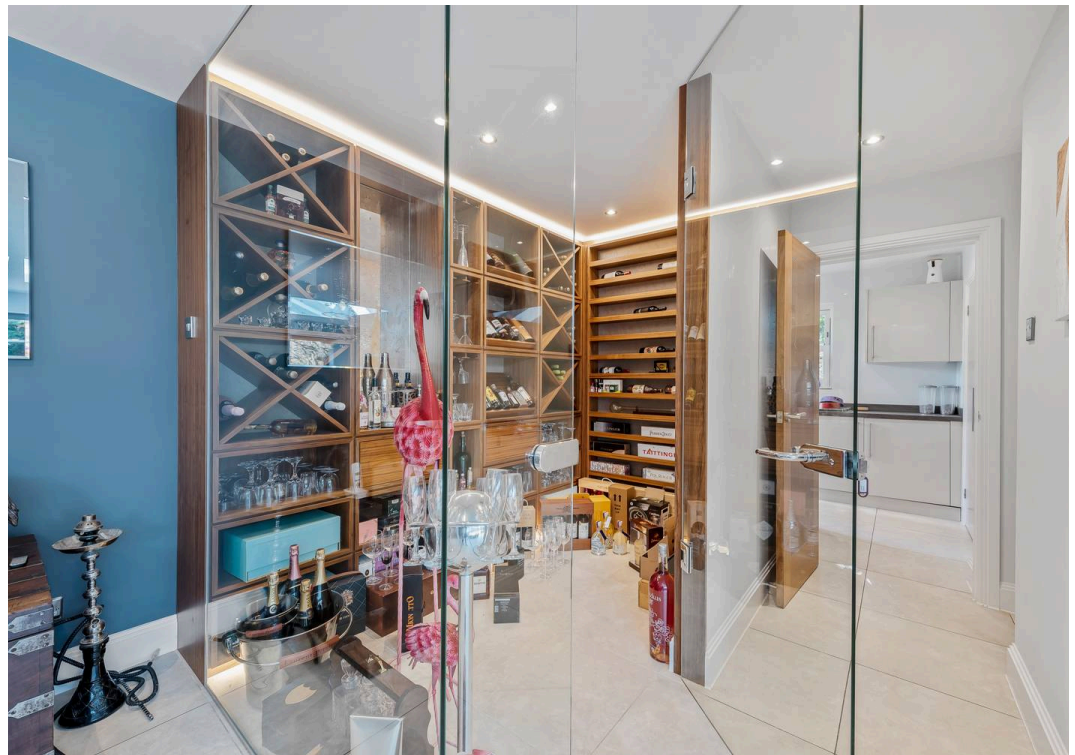


The downstairs of Ely Place has been designed to include a large open plan kitchen, living and dining space. The kitchen has built-in Siemens appliances including full height fridge and freezers, a dual zone wine cooler, a steamer and a hot plate. The dining and living spaces both lead out onto the decking in the garden and there is a glass walled feature wine room. Downstairs there is also a separate sitting room, bedroom which can also be used as a study, utility, downstairs WC and ensuite shower room. On the first floor there are four double bedrooms with newly fitted wardrobes in each, two with en suites, and a family bathroom.

The top floor currently has a large landing, a media room and a double bedroom with an en suite bathroom. This floor has been designed so it can be converted into a large master bedroom suite with living space and a walk-in wardrobe.

To the front of the house there is driveway parking hidden behind private gates for several vehicles and electronic access to the garage. The rear west facing garden has been landscaped and includes an irrigation and sprinkler system. Most recently there has been a summer house installed to the rear of the garden with full power, heating, electric and shower facilities. There is also a hot tub which has been installed.

Llanvair Drive is located south of Ascot High Street. Nearby schools include Charters, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot where trains run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.





NOT TO SCALE

Approximate Floor Area  
House 391.16 sq m - 4210 sq ft  
Summer House 31.49 sq m - 339 sq ft  
Total 422.65 sq m - 4549 sq ft  
(Gross Internal Area)  
(Including Garage)  
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.

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# Llanvair Drive

Ascot

- Six Bedrooms
- Four Receptions
- Detached
- Modern
- Garage
- Study/Summer House
- West Facing Garden
- Charters Catchment
- No Onward Chain

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## Osborne Heath, Ascot

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