



Queens Rise, Ascot

Guide Price £1,950,000

OSBORNE HEATH



On the ground floor is a formal living room with an open fire, formal dining room, open plan, kitchen, living and dining room with a conservatory off the kitchen. Separate utility room, study and downstairs WC.

The first floor has a principle bedroom with built-in wardrobes and an en suite, Two double guest bedrooms both with built-in wardrobes and en suites, Family bathrooms and two further bedrooms with built-in wardrobes.

Outside is a gated entrance, large driveway, double garage and side access to the rear landscaped garden.

Beech House is located on the private road of Queens Rise which is at the foot of Ascot high street. Popular local schools include Charters, Cheapside, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford and by road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.





APPROXIMATE FLOOR AREA

House - 327.00 sq m - 3520 sq ft

Garage - 35.10 sq m - 378 sq ft

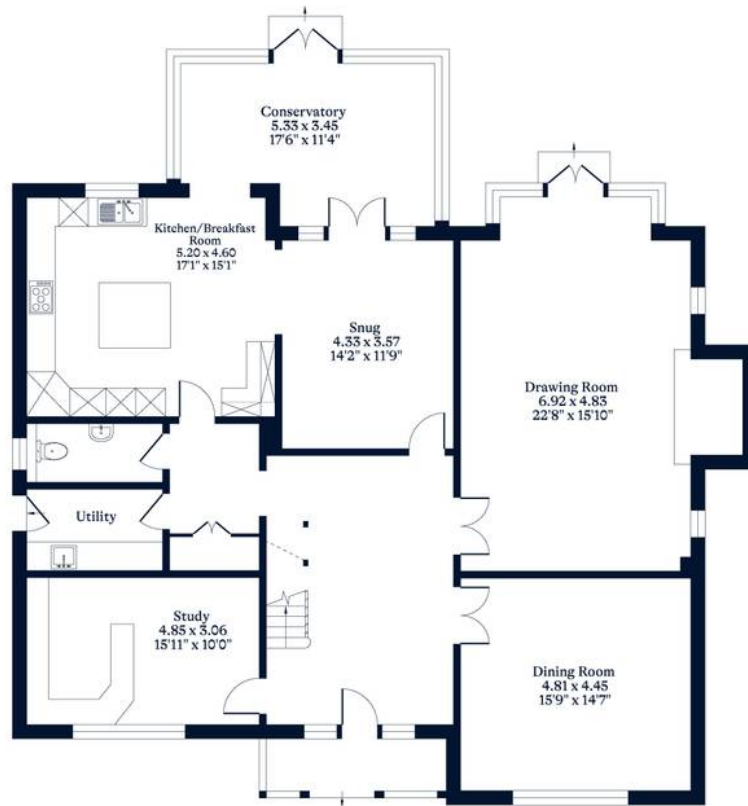
Total - 362.10 sq m - 3898 sq ft

(Gross Internal Area)

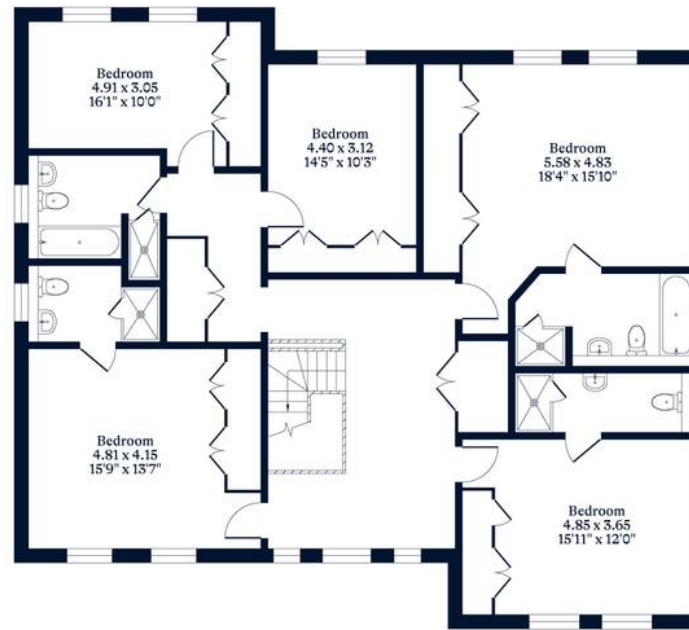


NOT TO SCALE

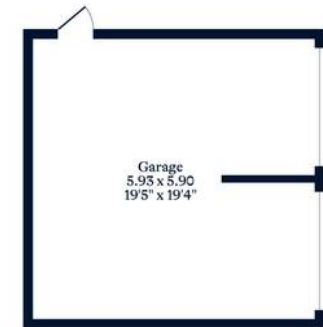
This plan is for illustration purposes only



Ground Floor



First Floor



Garage

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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.



Queens Rise

Ascot

- Five Bedrooms
- Six Receptions
- Four Bathrooms
- Study
- Double Garage
- Detached
- Gated
- Cul-De-Sac
- Walking Distance To Ascot High Street

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

01344 627777 • ascotsales@osborneheath.co.uk • osborneheath.co.uk