



4 Whynstones Road, Ascot
Guide Price £2,000,000

OSBORNE HEATH



Upon entering the property, you are greeted with a large front entrance hall with storage on both sides where there are double doors leading you to the main lounge which has triple aspect and a working log burner, formal dining room, study which boasts extensive built-in desk and cupboards. An open plan style living hub of the home consisting of the kitchen which is centred around the kitchen island and features a walk-in larder and breakfast room, a conservatory with direct access to the rear patio, a sitting room/TV room and a utility room with rear access to the garden and access to the garage which has internal access to the double garage.

The first floor is met with a galleried staircase with lots of light coming from the landings feature arched window, Principal bedroom which is well proportioned and offers built-in wardrobes and a four-piece en-suite which consists of a roll top bath, shower and twin basins. Guest room which is the separate wing of the property and has built-in wardrobes and offers a Jack and Jill bathroom which it shares with bedroom three which also has built-in wardrobes. The further accommodation is three double bedrooms, two of which have built-in wardrobes. Family bathroom which has a free-standing bath, shower, toilet and basin.

Second floor which is currently set up as a gym space but is a versatile space due to its large open plan nature, there is water to the room and a kitchen facility.

Outside is a driveway, double garage and side access to the rear landscaped south west facing garden.

Whynstones Road is a small cul-de-sac off Woodlands Ride. Local state schools include Charters, Cheapside and St Francis. Private schools include Heathfield, Hallgrove, Lambrook, LVS, The Marist, Papplewick, St George's, St Mary's and Sunningdale.





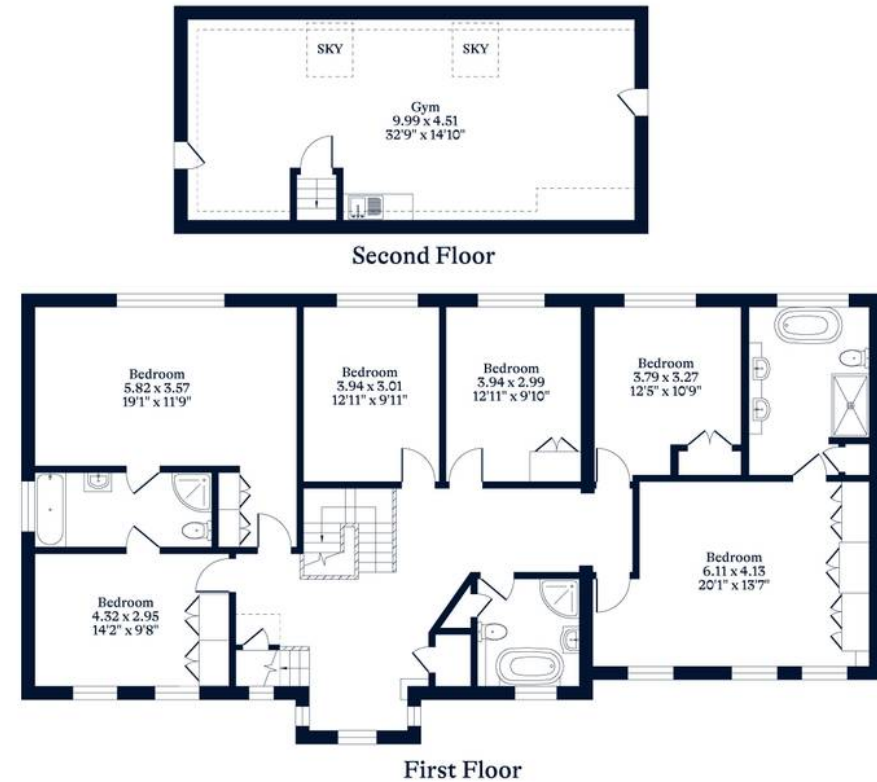
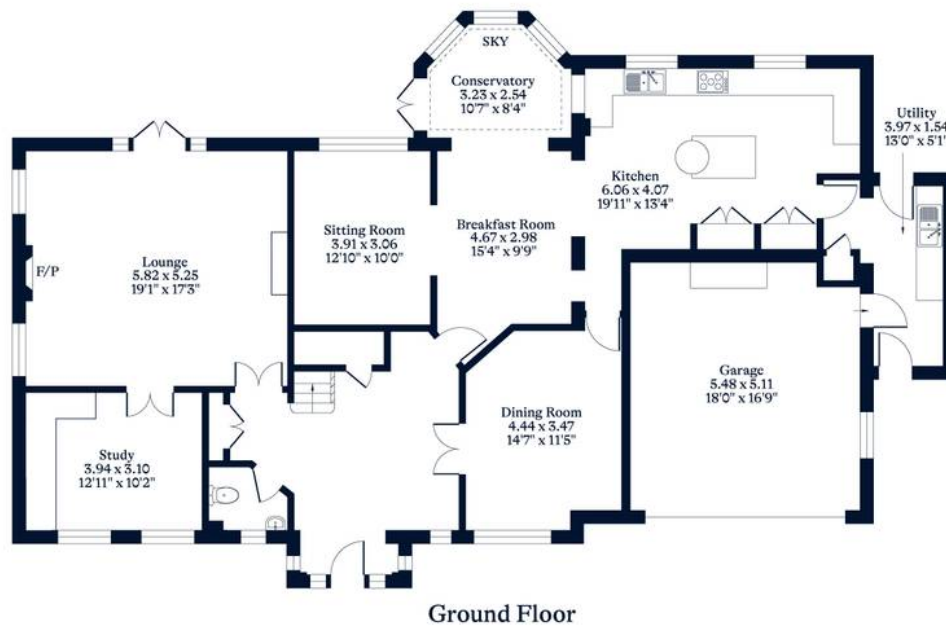


APPROXIMATE FLOOR AREA

House - 345.00 sq m - 3718 sq ft
Garage - 28.00 sq m - 297 sq ft
Total - 373.00 sq m - 4015 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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.



4 Whynstones Road

Ascot

- Six Bedrooms
- Five Receptions
- Three Bathrooms
- Detached
- Driveway
- Garage
- West Facing Garden
- Charters Catchment
- Close To Sunninghill Village and Ascot High Street
- Walking Distance to Ascot Train Station
- Cul-De-Sac

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

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