

OH



**Llanvair Close, South Ascot**  
Guide Price **£1,395,000**

**OSBORNE HEATH**



On the ground floor there is a living room, dining room, kitchen, utility room, study and a downstairs WC.

The first floor has four bedrooms, a shower room and a separate WC.

Outside is a large front garden and driveway, garage and side access to a substantial rear garden.

Llanvair Close is located south of Ascot High Street. Nearby schools include Charters, Lambrook, 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, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

# Llanvair Close

South Ascot

- Four Bedrooms
- Three Receptions
- Detached
- Driveway
- Garage
- Large Plot
- Potential To Extend STP
- Cul-De-Sac
- No Onward Chain

Council Tax band: G

Tenure: Freehold



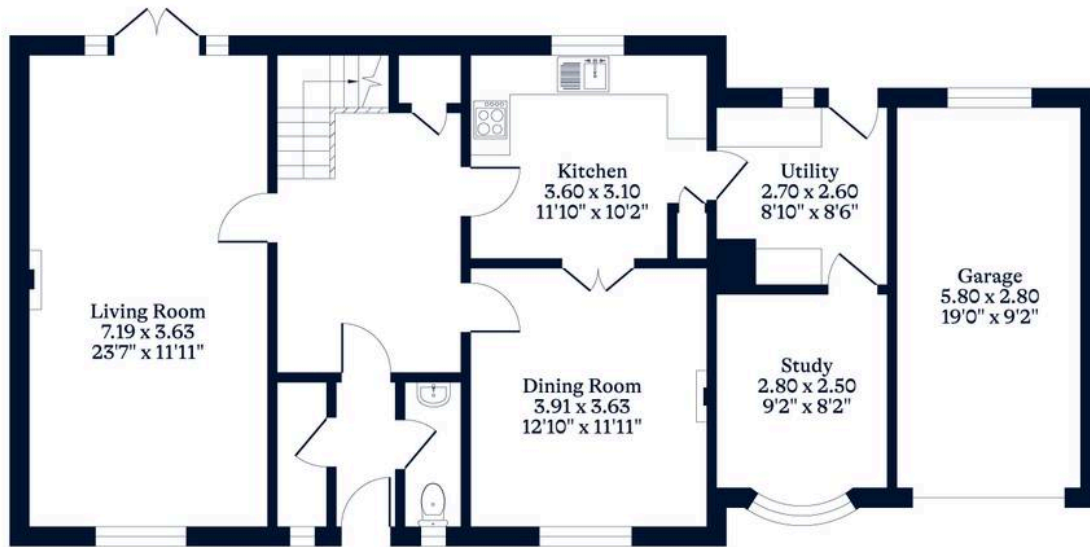
**APPROXIMATE FLOOR AREA**

House - 164.81 sq m - 1774 sq ft  
Garage - 16.24 sq m - 175 sq ft  
Total - 181.05 sq m - 1949 sq ft  
(Gross Internal Area)



**NOT TO SCALE**

This plan is for illustration purposes only



Ground Floor



First Floor

[OSBORNEHEATH.CO.UK](http://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.