



Hurstwood, Ascot
Guide Price £1,395,000

OSBORNE HEATH



On the ground floor of this welcoming family home is a double aspect living room with gas fireplace, family room, dining room and a large open plan kitchen and breakfast area which is centred around the granite-topped kitchen island. A home office/study, utility room and downstairs WC complete the ground floor.

The first floor has a principal bedroom with built-in wardrobes and a full modern en suite, guest bedroom with built-in wardrobes and a modern en suite, three further double bedrooms and a family bathroom.

Outside is a driveway for multiple vehicles, EV charger, double garage and side access to the large, south east facing rear garden.

Hurstwood is a cul-de-sac south of Ascot High Street. Nearby schools include Charters, Cheapside, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot station is within walking distance, with trains to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.





APPROXIMATE FLOOR AREA

House - 224.80 sq m - 2420 sq ft

Garage - 29.10 sq m - 314 sq ft

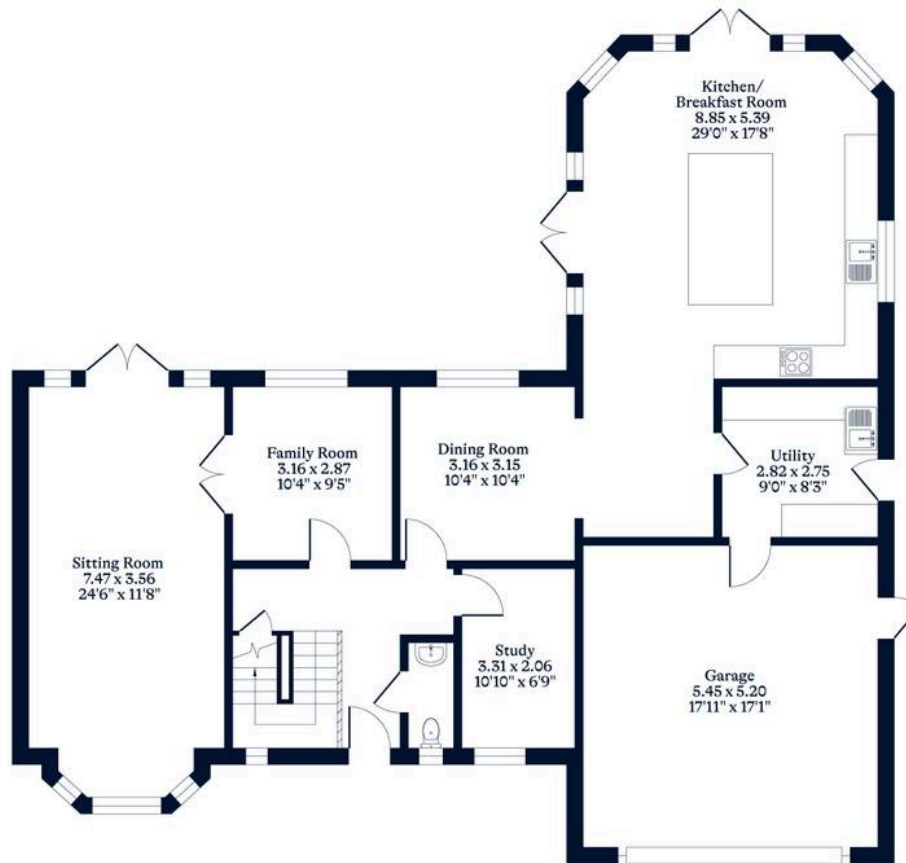
Total - 253.90 sq m - 2734 sq ft

(Gross Internal Area)

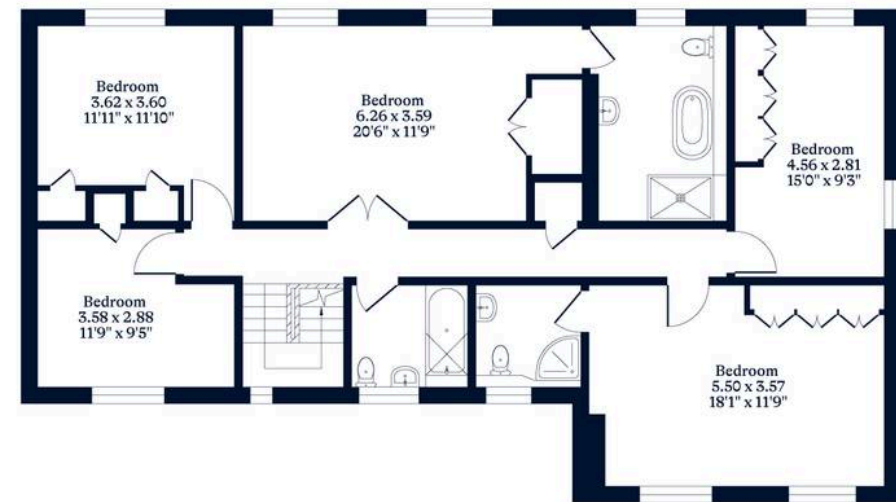


NOT TO SCALE

This plan is for illustration purposes only



Ground Floor



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.



Hurstwood

Ascot

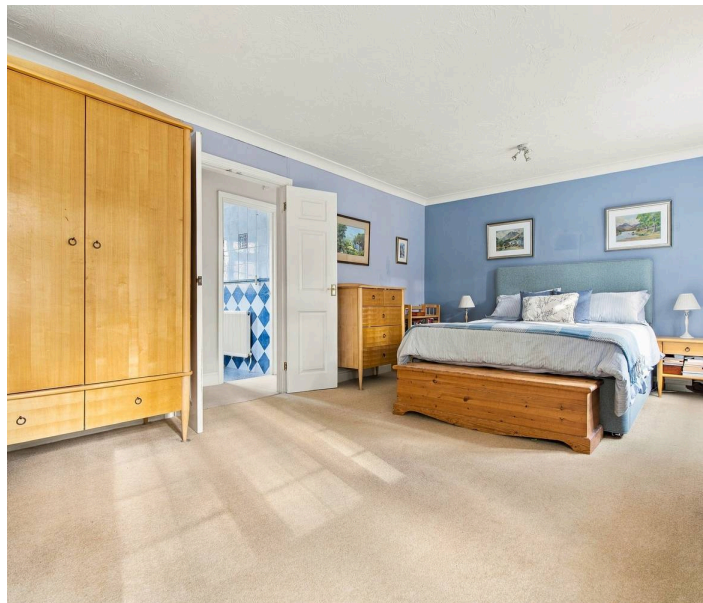
- Five Bedrooms
- Open Plan Kitchen/Breakfast Area
- Five Receptions
- Three Bathrooms Plus Cloakroom
- Large Private Southeast-facing Garden
- Driveway
- Double Garage
- Detached
- EV Charger
- Close To Ascot Train Station

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Osborne Heath, Ascot

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