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# Whynstones Road, *Ascot*

OSBORNE HEATH

A gated six bedroom, four bathroom detached family home with a south facing garden in a cul-de-sac close to Ascot train station.









The ground floor has underfloor heating throughout and comprises a formal living room with open fire, study, kitchen with living and dining areas and bi-folding doors out to the garden, utility room and a downstairs WC.

On the first floor the principal bedroom has an en suite and a walk-in wardrobe. There is also a guest room with en suite, two further double bedrooms and a family bathroom.

The second floor has two further double bedrooms, one of which is used as a cinema room, and a shower room. The shower room has built-in speakers, as well as the kitchen and principal bedroom.

Outside the property has gated driveway parking, a garage with plant room and side access leading to a landscaped south 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, Lambrook, LVS, The Marist, Papplewick, St George's, St Mary's and Sunningdale. 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. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

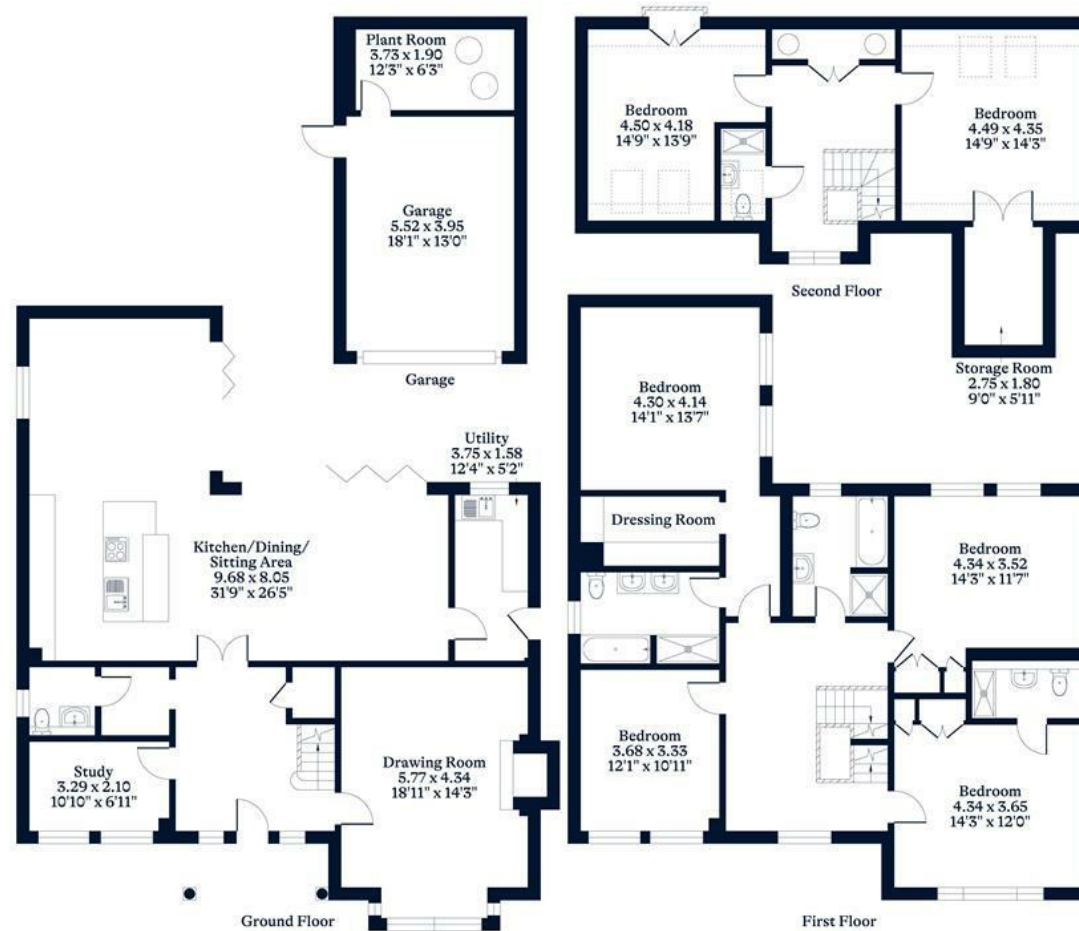
EPC rating C. Council Tax band H.



**APPROXIMATE FLOOR AREA**  
House - 296.41 sq m - 3191 sq ft  
Garage - 29.45 sq m - 317 sq ft  
Total - 325.86 sq m - 3508 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
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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