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# The Chase, *Ascot*

OSBORNE HEATH

A six bedroom, five bathroom detached family home set within a gated development with a large driveway, double garage and a west facing garden.









The ground floor comprises a formal lounge with open fire and bar, formal dining room, open-plan kitchen, living and dining room with an open fire, utility and a WC.

On the first floor is the principal bedroom with walk-in wardrobe and a four piece en suite, guest room with a walk-in wardrobe and four piece en suite, a further double bedroom with en suite, another double bedroom and a family bathroom.

On the second floor is a double bedroom with en suite, shelved storage room and a bedroom/games room with a kitchenette.

Outside the property offers an in and out driveway, double garage and side access to the west facing garden which has a patio, fountain and a lawn.

The Chase is a gated development of ten detached properties close to Ascot Racecourse. Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Local schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. 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 - 527.8 sq m - 5682 sq ft (includes garage & excludes voids)

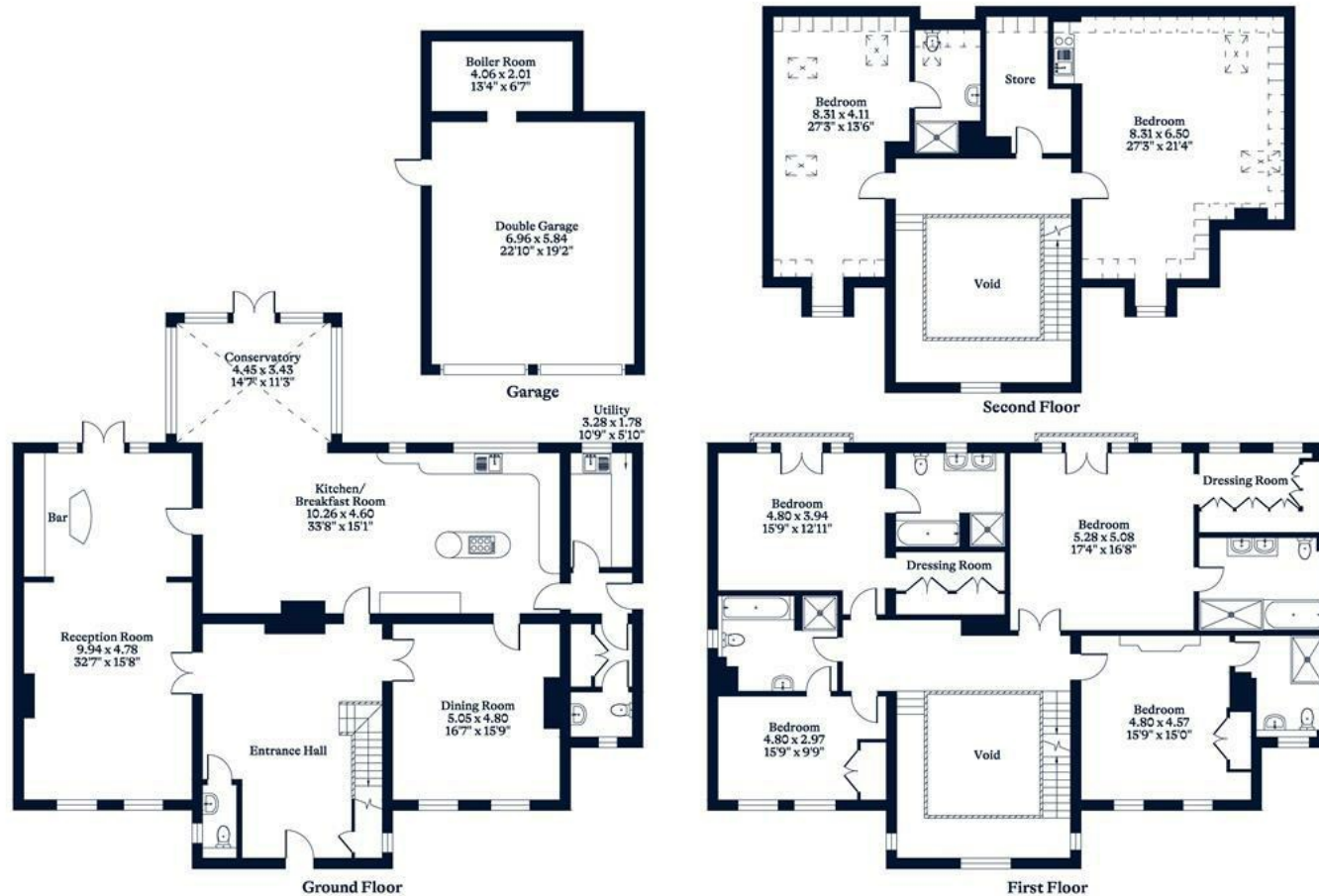
Limited Use Areas(s) - 12.5 sq m - 135 sq ft

Total - 540.30 sq m - 5817 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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