

 4  2  2



New Road, Ascot

OSBORNE HEATH

A newly refurbished, four bedroom character home with a driveway, garage and south east facing garden.

This character home has been recently renovated throughout creating a modern space while still preserving its original fireplaces.

On the ground floor, there is a snug dining room, a large family room with a stone-built fireplace, a modern kitchen with a range cooker, a breakfast room that leads out to the garden, and a downstairs WC.

On the first floor, you will find the principal bedroom with an ensuite shower room, three further bedrooms, and a family bathroom.

Outside, there is gated driveway, a garage, and a rear garden with a patio, lawn, and a shed.

New Road is close to Ascot Racecourse and Royal Ascot Golf Club. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating E. Council Tax band E

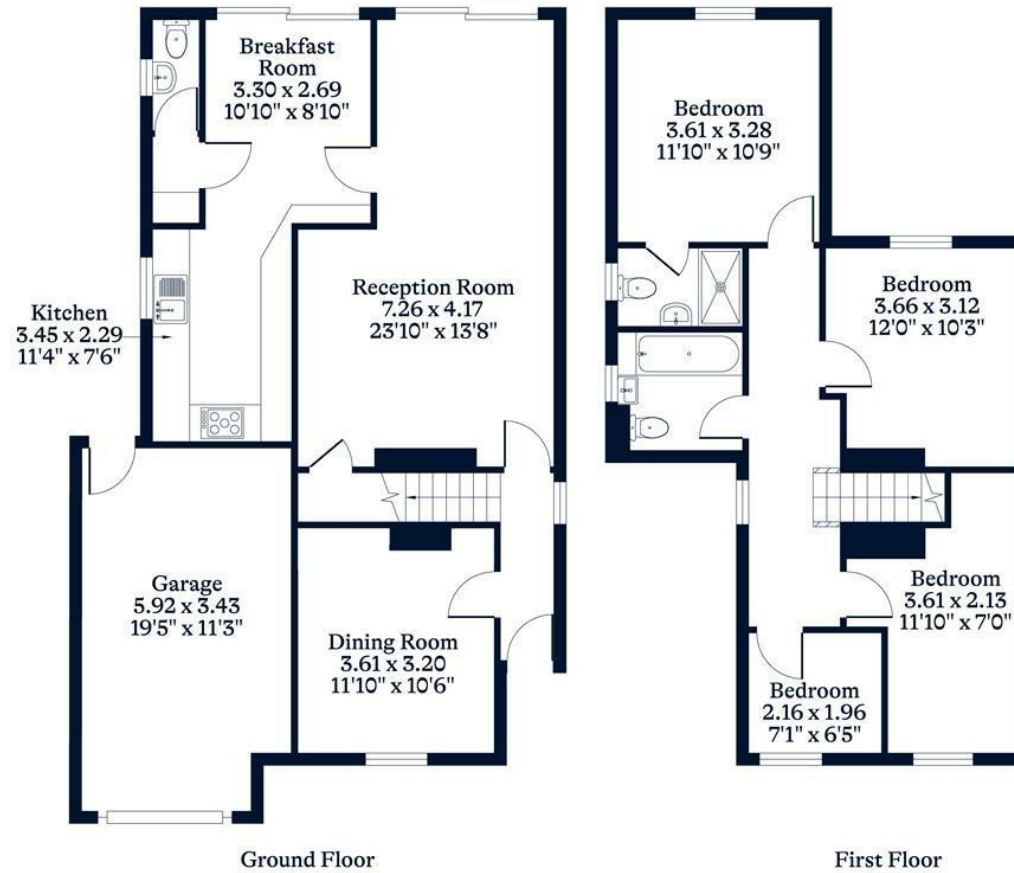




APPROXIMATE FLOOR AREA
House - 127.00 sq m - 1367 sq ft
Garage - 21.00 sq m - 226 sq ft
Total - 148.00 sq m - 1593 sq ft
(Gross Internal Area)



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.

OSBORNEHEATH.CO.UK