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# Oaklands Close, *Ascot*

OSBORNE HEATH

# A five bedroom detached family home nestled in a quiet cul-de-sac with a driveway, double garage and with a large garden.

On the ground floor is the superb fully integrated kitchen/breakfast room with a central island and bifold doors leading to the south facing deck and patio. The sitting room, with feature fireplace, also offers access to the deck via bifold doors. A study, separate formal dining room, cloakroom, and utility room, with access to the double garage, complete the downstairs accommodation.

On the first floor the principle double aspect bedroom includes a Juliet balcony, overlooking the rear garden, built-in wardrobes and an en-suite shower room. Three of the further four bedrooms include built-in wardrobes and are all served by the family bathroom and a further shower room.

The rear garden is mature and includes multiple seating and entertaining areas that catch the sun throughout the day.

To the front of the property there is a block paved driveway providing parking for several cars and a garden with a magnolia tree.

Oaklands Close is a quiet cul-de-sac off The Avenue which is close to Ascot Racecourse. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Cheapside, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band G.

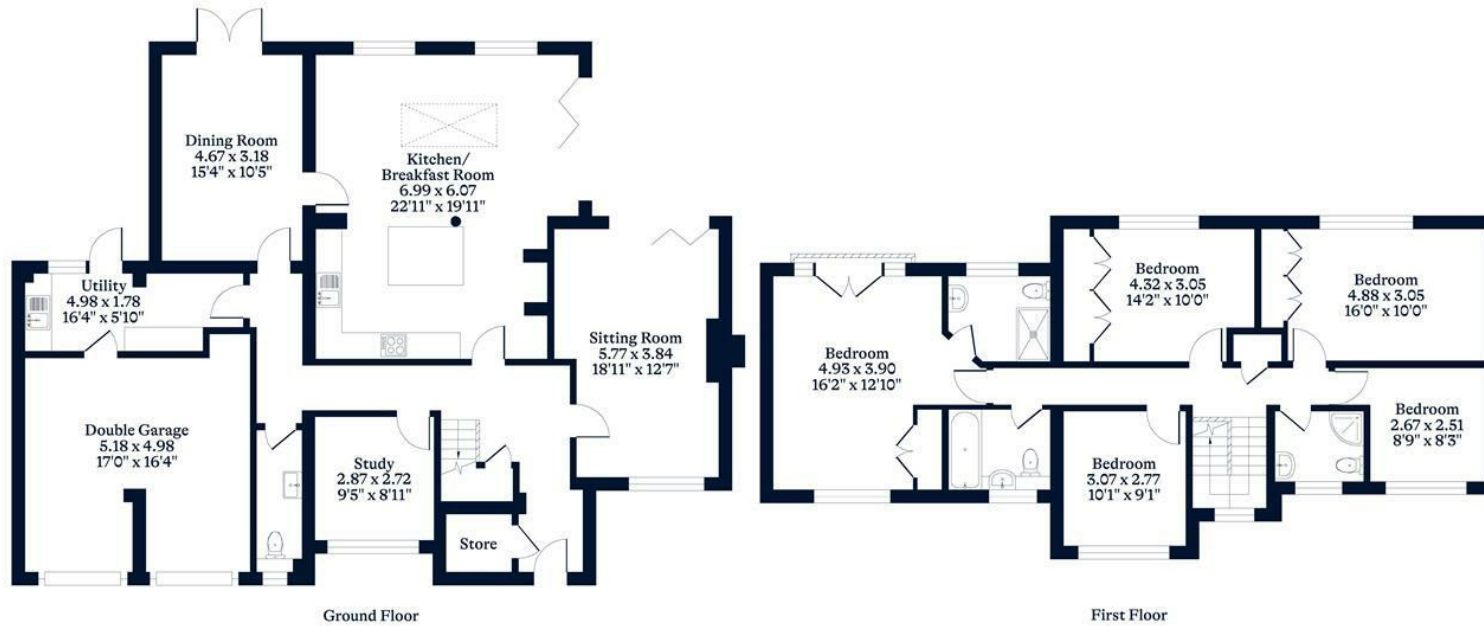




**APPROXIMATE FLOOR AREA**  
House - 216.51 sq m - 2330 sq ft  
Garage - 26.49 sq m - 286 sq ft  
Total - 243.00 sq m - 2616 sq ft  
(Gross Internal Area)



**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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