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Wells Lane, *Ascot*

OSBORNE HEATH

An extended and refurbished character home with a large gated driveway and a double garage with a studio above.









This characterful home dates back to the late 1800's and the current owners have extended and refurbished the property during an extensive nine month renovation that includes underfloor heating in selected rooms, re-wiring, re-plumbing and solid oak floors, doors and staircase.

The ground floor has a large entrance hall, modern kitchen with breakfast bar, dining area and a feature roof lantern, living room with wood-burner, family room, study, utility room and a downstairs WC.

On the first floor the current owners have combined two bedrooms to create a large principal bedroom with dressing area and large en suite. There is another en suite bedroom, a third double bedroom and a family bathroom.

There is further potential to convert the loft and add another two bedrooms and a bathroom.

Outside there is gated driveway parking for several vehicles, a double garage with self-contained annexe that has a kitchenette and shower room, and a walled rear garden dating back 350 years with an irrigation system.

Wells Lane is opposite St Georges School and close to Ascot High Street and Racecourse. Other nearby schools include Bishopsgate, Charters, Cheapside, Hall Grove, Lambrook, LVS, Papplewick, St Francis and St Mary's. 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. As well as 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.

EPC rating D. Council Tax band G.





APPROXIMATE FLOOR AREA
 House - 262.20 sq m - 2822 sq ft
 Garage Annexe - 98.50 sq m - 1060 sq ft
 Total - 360.70 sq m - 3882 sq ft
 (Gross Internal Area)



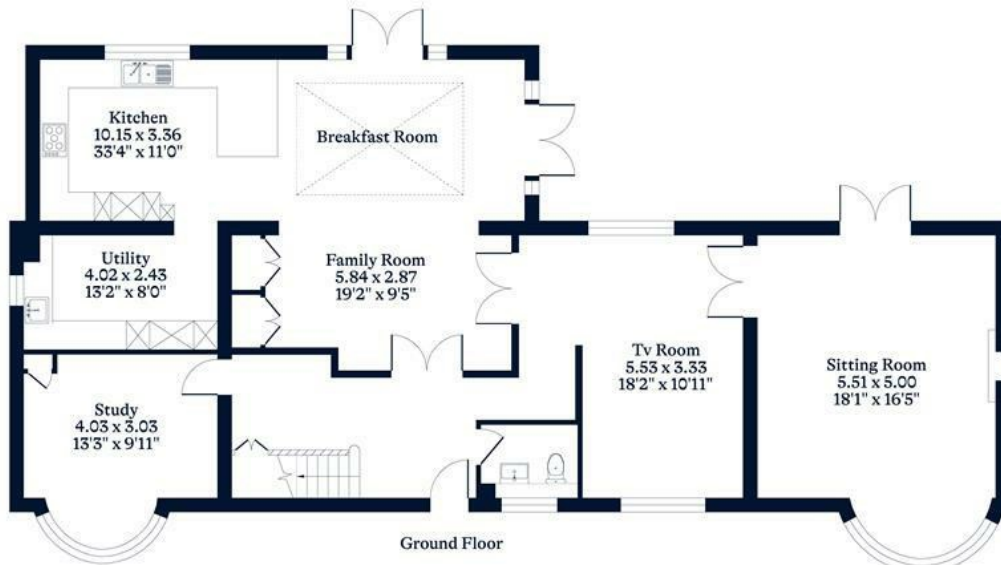
NOT TO SCALE
 This plan is for illustration purposes only



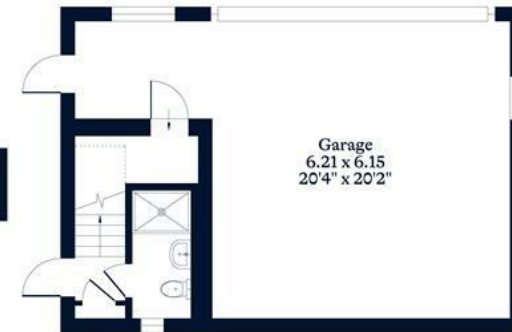
First Floor



Garage Annexe First Floor



Ground Floor



Garage Annexe Ground Floor

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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