

 6  3  5



# Llanvair Close, *Ascot*

OSBORNE HEATH

# A six bedroom, refurbished family home in a cul-de-sac, with a driveway, double garage, south facing garden.

Galleons Lap has been extended and refurbished by the current owners, noticeable straight away in the entrance hall with original parquet flooring and a feature staircase. The main room of the house is the kitchen with a double oven, Quooker tap, central island, underfloor heating plus living and dining space with bi-folding doors out to the garden. The ground floor also has a living room with wood-burning stove, family room, utility room, boot room, shower room and a unique downstairs WC.

Upstairs there is a galleried landing with vaulted ceiling and the principal bedroom has a dressing room and large en suite shower room. There are five further bedrooms, one of which is currently used as an office, two en suite shower rooms and a family bathroom.

To the front of the house there is a carriage driveway with parking for several vehicles, EV charging point and an electrically operated door to the double garage which has a vehicle inspection pit. The rear garden faces south and has side access, apple trees, a patio, fire-pit and a secret garden with shed and vegetable patch.

Llanvair Close is a small cul-de-sac in South Ascot, within a short walk of Swinley Forest. Close by is Ascot High Street and the popular village of Sunninghill. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Lambrook, LVS, The Marist, Papplewick, St Francis, 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 Golf Club, 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 G. Deposit. £10,384. Holding Deposit. £1,730. Lease Length 6-12 months.

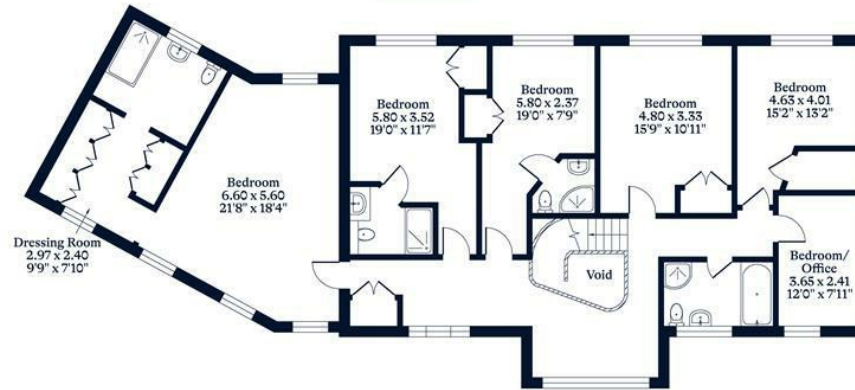




**APPROXIMATE FLOOR AREA**  
House - 299.70 sq m - 3226 sq ft  
Garage - 35.08 sq m - 378 sq ft  
Total - 334.78 sq m - 3604 sq ft  
(Gross Internal Area)



**NOT TO SCALE**  
This plan is for illustration purposes only



First Floor



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.

[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)