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Coronation Road, *Ascot*

OSBORNE HEATH

A 5,000 sq ft five double bedroom, four bathroom, five reception detached family home on a large corner plot, with a gated in-out carriageway driveway and double garage.









Montagne was built by Chartridge Developments to a high standard in 2004 and has underfloor heating throughout, built-in speakers, concrete floors on the ground and first floors and CAT 5 wiring.

Downstairs offers an impressive and bright reception hall leading to five reception rooms including a formal living room, family room, study and a formal dining room. The kitchen has Miele appliances including two oversized ovens, a central island with wine cooler plus living and dining spaces. All three rooms at the rear of the house have French doors opening out to an extensive patio. There is also a downstairs WC and a utility room.

The first floor revolves around a large galleried landing, and has a principal bedroom with dressing room and an en suite that includes a TV for the bath, two additional en suite bedrooms, two further bedrooms and a family bathroom. Pull-down steps lead to the attic which has a large air-conditioned room previously used as a gym, storage room, and within the eaves is the communications and plant hub. This area is completely floored, providing significant additional storage.

Outside there is gated driveway parking for several vehicles, electric gates with a secure ram-raid bollard and a double garage with an electric up-and-over door. The large and secluded rear garden has established hedges and fences providing privacy and security for the house and garden.

Coronation Road is a popular road in South Ascot and is within a 10 minute walk of Swinley Forest and Ascot train station where services run to London, Reading and Guildford. Local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H.



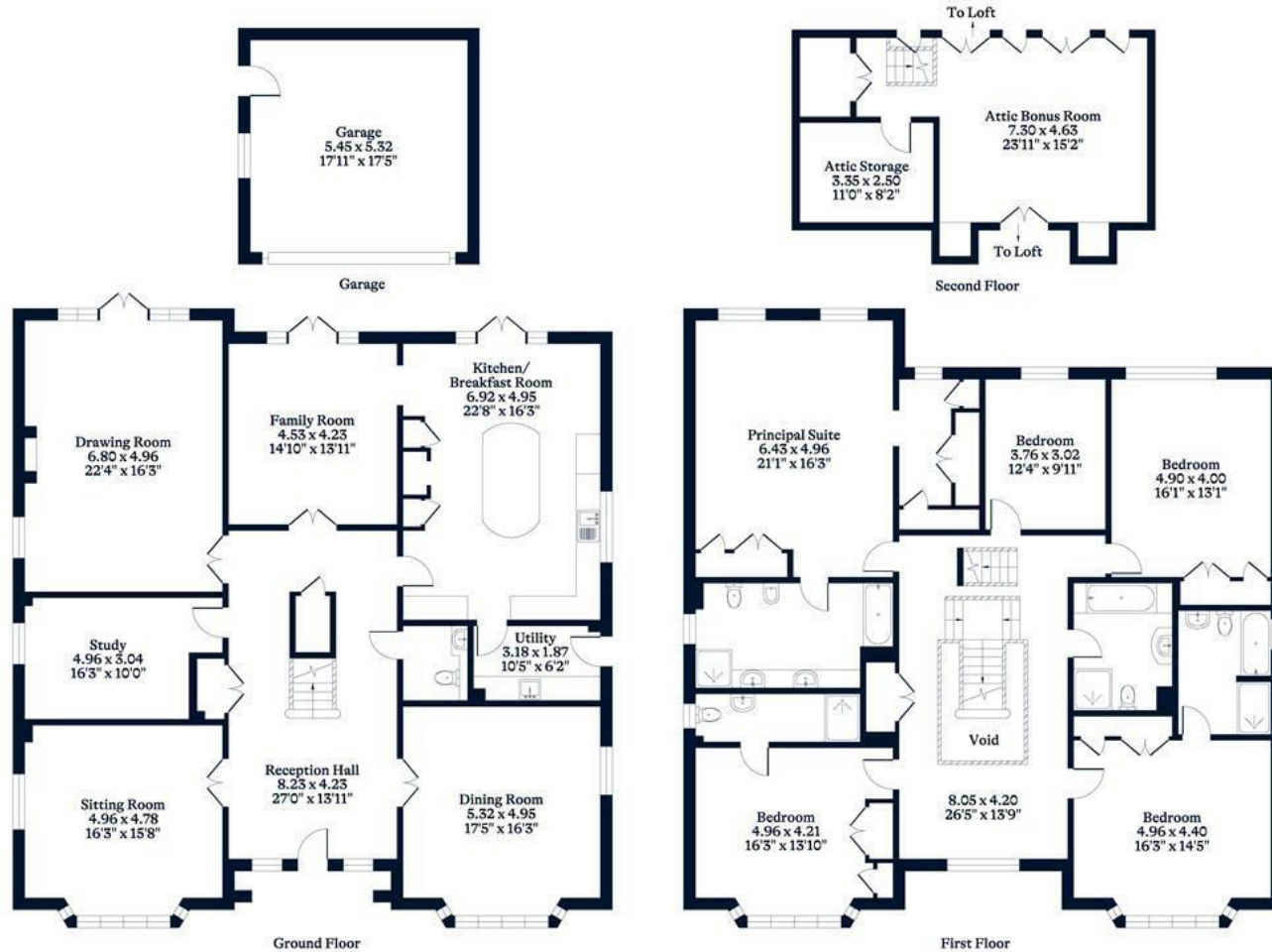




APPROXIMATE FLOOR AREA

House - 437.30 sq m - 4707 sq ft
Garage - 29.10 sq m - 313 sq ft
Total - 466.40 sq m - 5020 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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