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# New Road, Ascot

OSBORNE HEATH

# A modern four bedroom, two bathroom detached family home with driveway parking and garden.

The ground floor accommodation comprises a modern kitchen with central island, a formal living room, dining room, study/playroom and a downstairs WC.

On the first floor is the principal bedroom with en suite, two further double bedrooms, a family bathroom and a further bedroom which is currently used as an office.

Outside there is driveway parking and side access to the rear garden that includes a wooden outbuilding.

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 D. Council Tax Band F. Deposit £4,269. Lease Length 12-36 months. Holding Deposit £853.

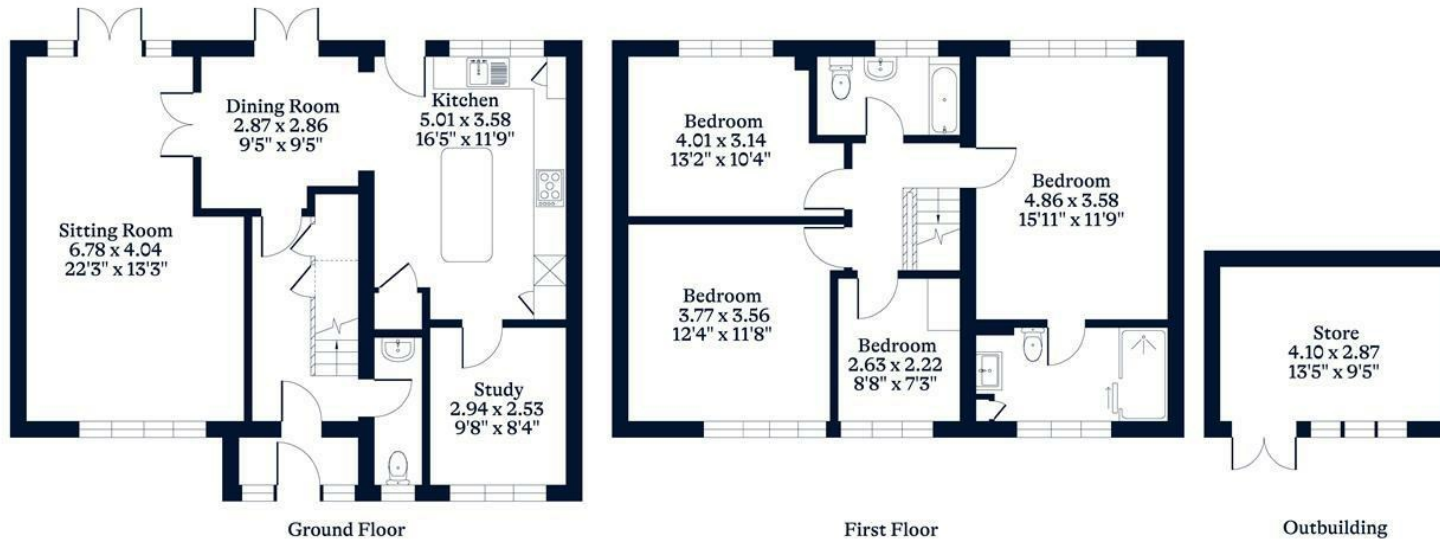




**APPROXIMATE FLOOR AREA**  
House - 145.40 sq m - 1565 sq ft  
Outbuilding - 11.80 sq m - 127 sq ft  
Total - 157.20 sq m - 1692 sq ft  
(Gross Internal Area)



**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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