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# Heatherwood Royal, *Ascot*

OSBORNE HEATH



# A brand new four bedroom, two bathroom semi-detached house with a driveway, close to Ascot Racecourse, high street and train station. Ready for September/October 2024 move-in.

The Elliston design comes with hand crafted British kitchens, integrated appliances, wiring for SkyQ and underfloor heating on the ground floor.

Downstairs there is a living room, kitchen with dining area leading out to the garden, under-stairs storage and a downstairs WC.

The first floor has two double bedrooms, a study that could also be used as a guest bedroom, and a bathroom.

The top floor has the principal bedroom and an en suite shower room.

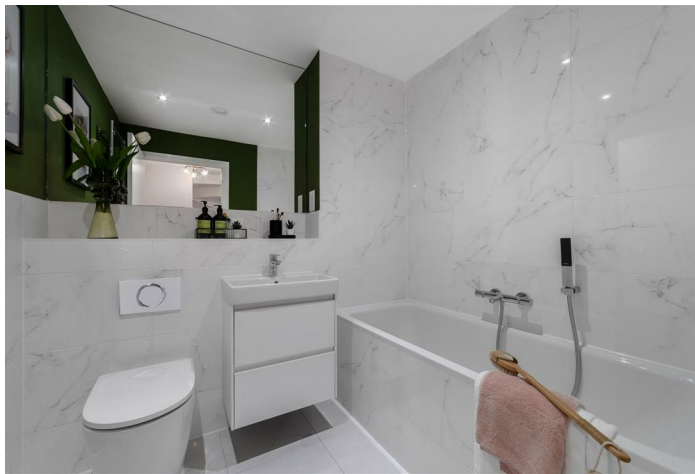
Plot 180 comes with two parking spaces and a rear garden. Some properties within the development may have an EV charging point and solar panels.

Heatherwood Royal is a brand new development at the top of Ascot High Street, built by Taylor Wimpey. Popular local schools include Charters, Cheapside, 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, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford and by road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax band TBC. Freehold. Annual Service Charge £248.47.

Some images are computer generated or of the show-home and are for illustration purposes only. The floor plan is a typical layout for this house type. For more information please contact us to organise a visit.







**APPROXIMATE FLOOR AREA**  
House - 115.90 sq m - 1248 sq ft  
(Gross Internal Area)



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



**Ground Floor**



**First Floor**



**Second 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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