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Heatherwood Royal, *Ascot*

OSBORNE HEATH

A brand new four double bedroom, four bathroom detached house with a garage and driveway, close to Ascot Racecourse, high street and train station. Ready for November/December 2024 move-in.

The Windsor 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 living and dining areas leading out to the garden, under-stairs storage and a downstairs WC.

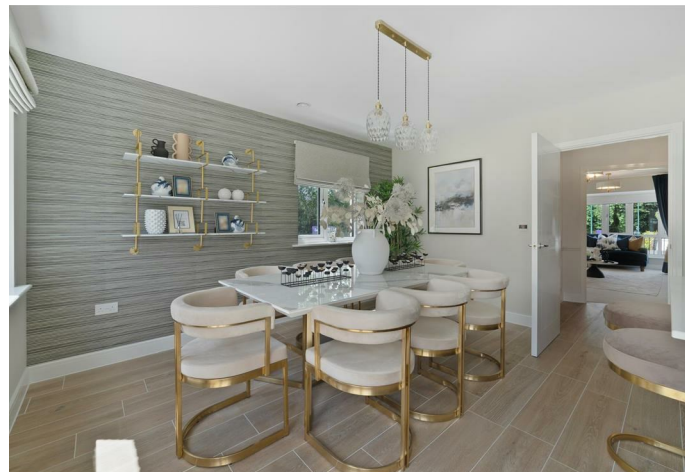
On the first floor is the principal bedroom with large dressing room and en suite shower room, second double bedroom and a family bathroom. The top floor has two further en suite bedrooms.

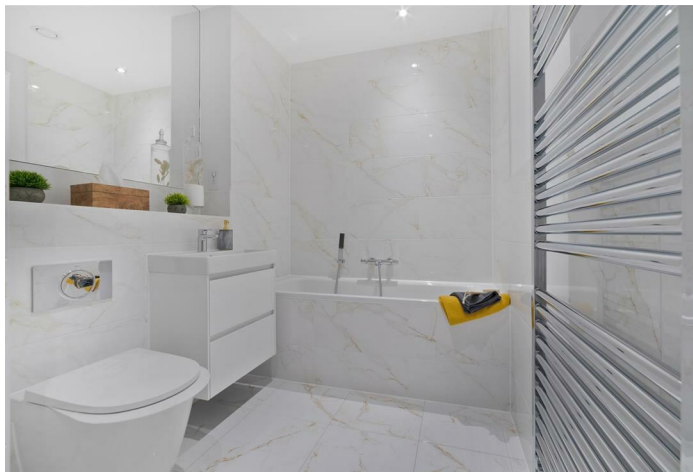
Plot 133 has driveway parking for two vehicles and a garage. Some properties within the development may have an EV charging point and solar panels.

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 - 218.33 sq m - 2350 sq ft
Garage - 20.07 sq m - 216 sq ft
Total - 238.40 sq m - 2566 sq ft
(Gross Internal Area)



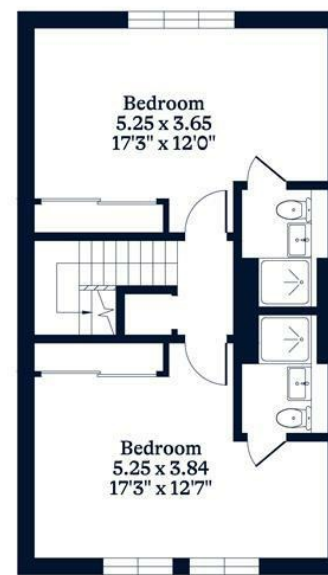
NOT TO SCALE
This plan is for illustration purposes only



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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