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# Green Meadows, *Ascot*

OSBORNE HEATH

# STAMP DUTY AND LEGAL CONTRIBUTIONS AVAILABLE t+c's apply. Brand new four bedroom, two bathroom house with a driveway and garage.

This brand new home is finished to a high specification to include underfloor heating, Miele and Siemens appliances, Quooker tap, CCTV, Heatmiser system, air source heat pump and EV charging.

Downstairs there is a formal living room, large kitchen with central island plus living and dining areas leading out to the garden, utility room and a downstairs WC.

Upstairs there are four bedrooms, an en suite shower room to the principal bedroom and a family bathroom.

Outside there is driveway parking, a garage and side access to a south west facing rear garden which has a large garden studio.

The new Green Meadows development is off Winkfield Road, close to Ascot Racecourse. Other nearby places of interest include 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. Popular local schools include Bishopsgate, Charters, Cheapside, Hall Grove, Heathfield, Lambrook, LVS, Papplewick, St George's, St Francis, St Mary's, and Sunningdale. The nearest train station is Ascot where trains run to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax band TBC.

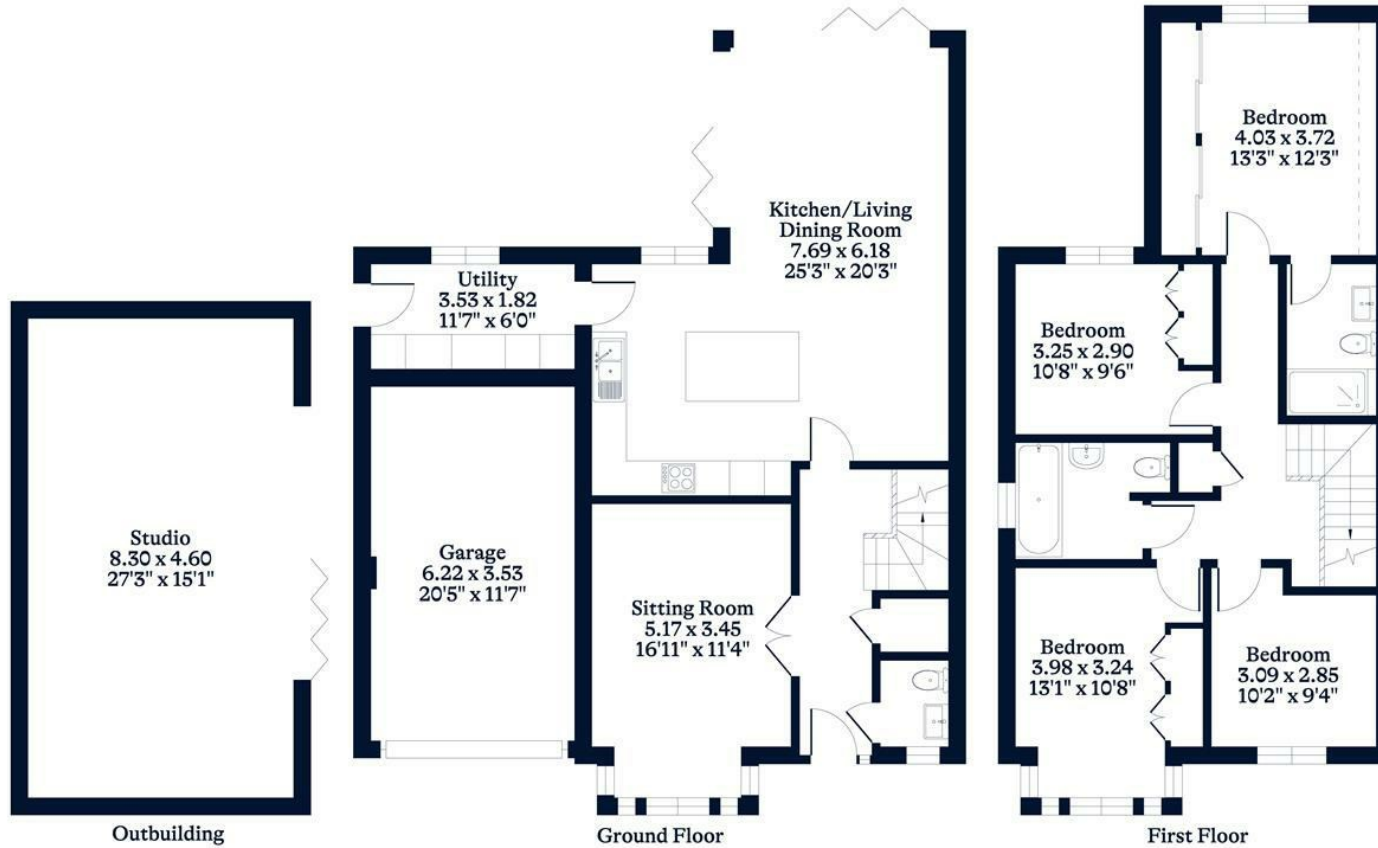




**APPROXIMATE FLOOR AREA**  
 House - 144.72 sq m - 1558 sq ft  
 Garage - 21.66 sq m - 233 sq ft  
 Outbuilding - 38.18 sq m - 411 sq ft  
 Total - 204.56 sq m - 2202 sq ft  
 (Gross Internal Area)



**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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