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# Green Meadows, *Ascot*

OSBORNE HEATH

# STAMP DUTY AND LEGAL CONTRIBUTIONS AVAILABLE t+c's apply .A brand new two double bedroom, two bathroom detached bungalow in a cul-de-sac with driveway parking.

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, plus the property has been designed for wheelchair users with wide access points, step free living and a wet room.

The main room is the open-plan kitchen, living and dining area with feature island and doors out to the garden. There are also two en suite bedrooms, a guest WC and a utility room.

Outside there is driveway parking and side access to a rear garden.

The new Green Meadows development is off Ranald Court, 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.

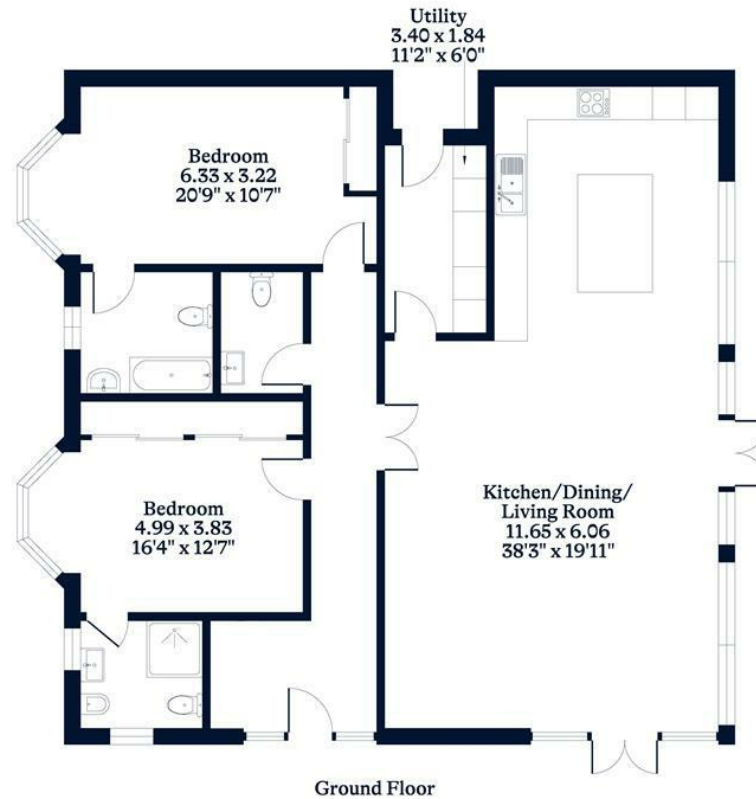




**APPROXIMATE FLOOR AREA**  
House - 136.05 sq m - 1464 sq ft  
(Gross Internal Area)



**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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