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Kings Yard, *Ascot*

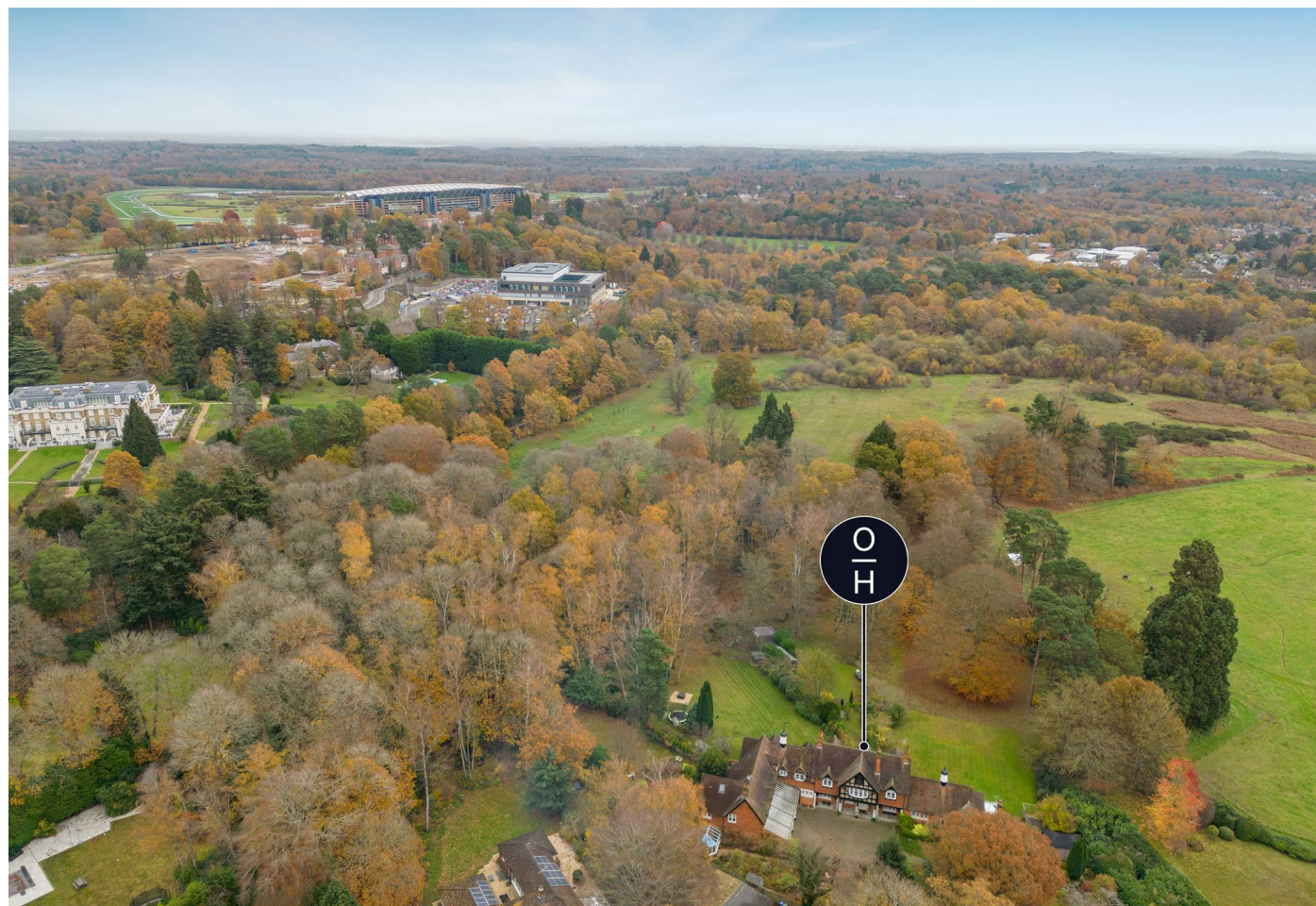
OSBORNE HEATH

A refurbished three-bedroom, property set down a private road with a 0.5 acre garden.

1 Kings Yard is a superb three bedroom apartment situated within a delightful converted period property, formerly part of the Royal hunting lodge, enjoying an exceptional private rear garden of approximately half an acre in a peaceful yet convenient setting. This charming and recently refurbished ground floor apartment offers contemporary, well laid out, light-filled accommodation across a single level with 3.3m high ceilings throughout and is accessed via a large covered pillared porch to the front aspect. The accommodation comprises of three bedrooms with the principal bedroom benefitting from en-suite facilities as well as a family bathroom. The superb living room comprising bespoke fitted units and modern gas fire place enjoys wonderful garden views with direct access.

The apartment enjoys its own private garden that is principally laid to lawn with a large Cotswold stone patio area. The garden which backs onto woodland is decorated with a wide variety of mature trees and shrubs as well as fruit trees, an established vegetable garden and green house. The apartment also benefits from a superb summer house enjoying views over the gardens and could be adapted for a variety of purposes. In addition, the property has a delightful communal courtyard to the front with well-stocked flowerbeds and borders. There is a single garage in a nearby block as well as a shared driveway that provides off-street parking. Kings Yard is in a highly sought after residential location. Situated on an exclusive, private road bordering Swinley Forest that offers peace and quiet whilst being ideally situated just over a mile from the centre of Ascot High Street with its range of shops and restaurants.

Kings Yard is off Prince Albert Drive, close to Ascot Racecourse. Other than Ascot Racecourse, nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot train station runs services to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

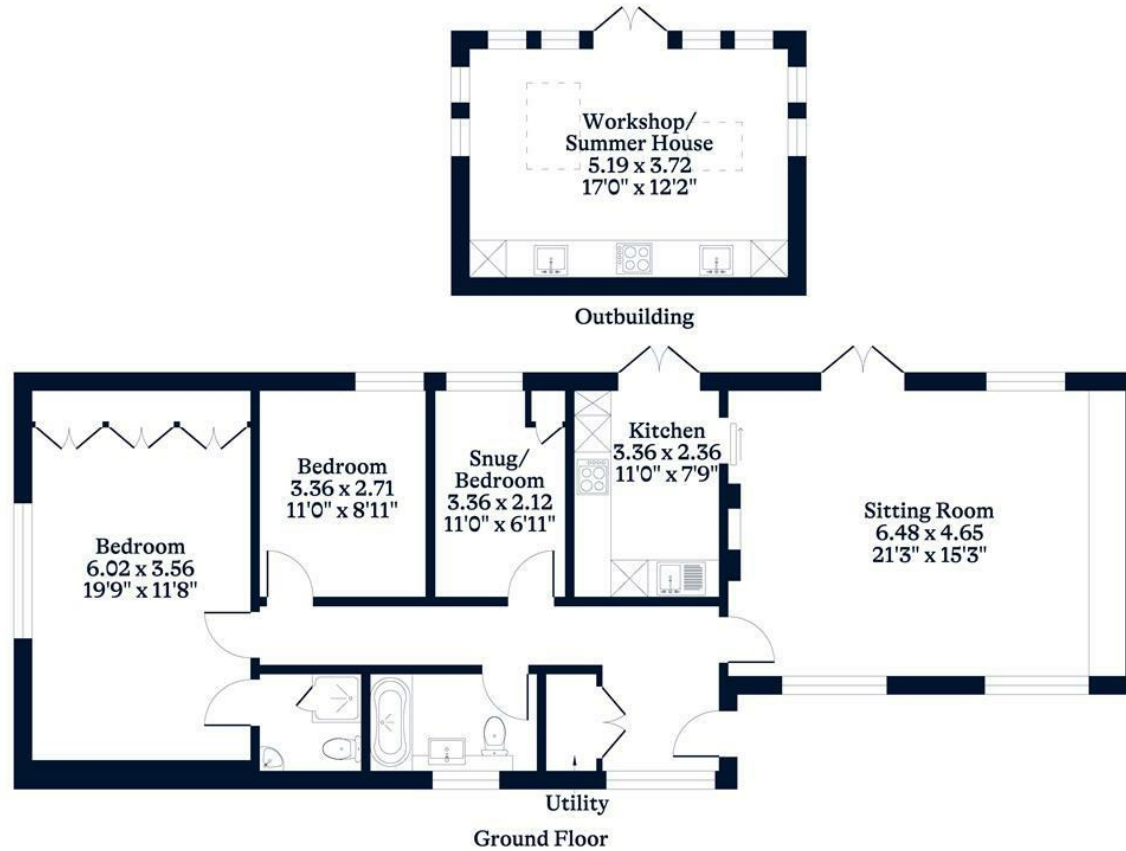




APPROXIMATE FLOOR AREA
House - 100.50 sq m - 1082 sq ft
Outbuilding - 19.20 sq m - 207 sq ft
Total - 119.70 sq m - 1289 sq ft
(Gross Internal Area)



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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