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Birch Lane, *Ascot*

OSBORNE HEATH

A brand new six bedroom detached family home set in a quiet cul-de-sac with a driveway, garage and set behind its own gated entrance. Site visit available on request.

The ground floor has a drawing room, study, dining room, kitchen with breakfast bar and living area, separate utility and a downstairs WC.

On the first floor is the principal bedroom with a walk-in wardrobe, four piece en suite and a balcony, plus three further double bedrooms with en-suites.

The second floor has a games room, further en suite bedroom, kitchenette and a store.

Outside the property has a gated entrance, a double garage and side access to the rear garden.

High Oaks is at the end of Birch Lane, a small private cul-de-sac. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating TBC. Council Tax Band TBC. Please note that all internal photographs are CGI images and a representation of the finished project.





