

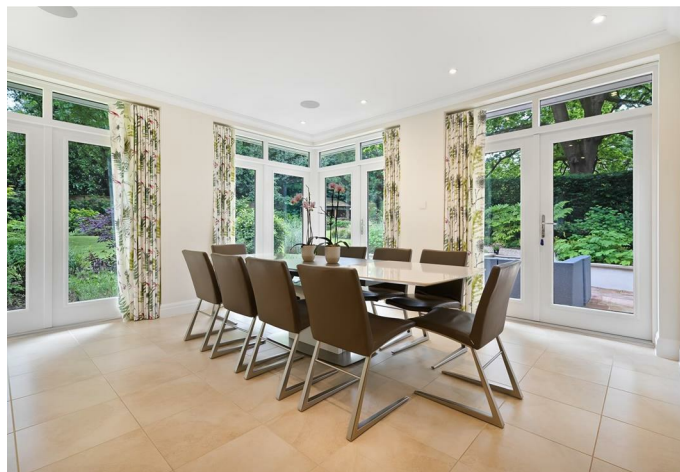
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Sandringham Drive, *Ascot*

OSBORNE HEATH

A secluded six double bedroom, four bathroom home in a private, gated drive, with a double garage, landscaped south facing garden and no onward chain.









Sandringham Drive is a little know cul-de-sac of just two houses, accessed via electric gates, close to Ascot Racecourse. Woodside House is a versatile family home built to a modern standard with CCTV, underfloor heating on the ground floor and built-in speakers in the principal rooms. In recent years the gardens have been re-landscaped and include an irrigation system.

The ground floor revolves around a large entrance hall with a feature fireplace and grand staircase. There is a double aspect living room leading out to the garden, formal dining room, family room, study with built-in fixtures, modern kitchen with central island and dining area, utility room and a downstairs WC.

The first floor has a galleried landing with a seating area overlooking woodland. The principal bedroom has a dressing area plus an en suite with bath, separate shower and double sinks. On the same floor there are three further double bedrooms, an en suite shower room and a family bathroom.

The top floor has an en suite bedroom and a games room that could also be used as an occasional bedroom.

Outside there is driveway parking for a number of vehicles and a double garage. The landscaped garden faces south and has a heated wooden gazebo plus an outdoor kitchen with barbecue area and feature fire-pit.

Other than Ascot Racecourse, 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. Nearby there are a number of popular state and private schools including Charters, Cheapside, Hall Grove, Heathfield, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. 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 C. Council Tax band H.





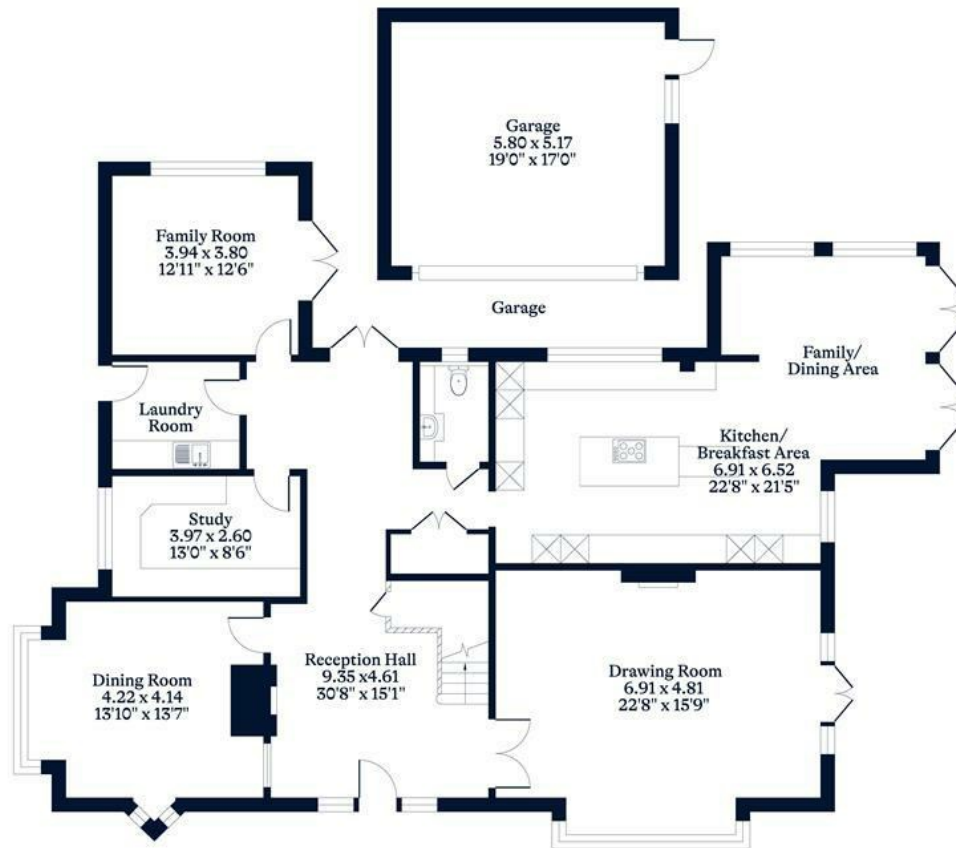


APPROXIMATE FLOOR AREA

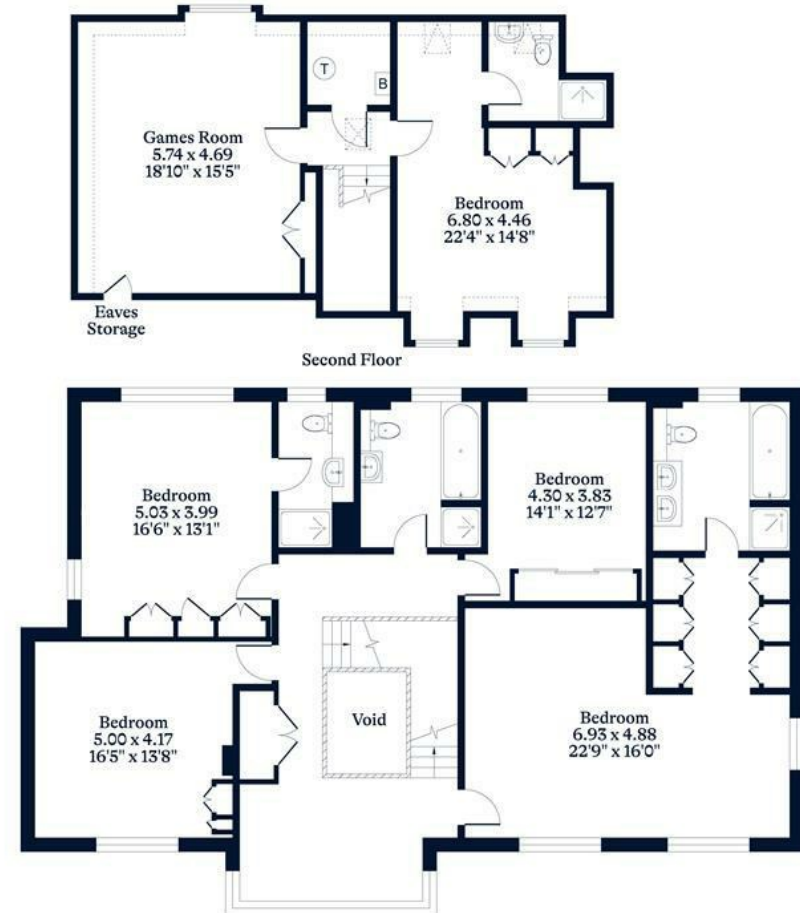
House - 384.40 sq m - 4138 sq ft
Garage - 30.00 sq m - 323 sq ft
Total - 414.40 sq m - 4461 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



Ground Floor



First 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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