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Martingales Close, Ascot

OSBORNE HEATH

A four bedroom, two bathroom, semi-detached home in a gated development built by Berkeley Homes.

The ground floor accommodation comprises a living room which leads out to the garden, modern kitchen with built-in Siemens appliances (including a coffee machine & wine cooler), breakfast bar, dining area, utility room and a downstairs WC. There is underfloor heating and built-in speakers throughout this level.

The first floor hosts the principal bedroom with vaulted ceiling and en suite shower room, two further bedrooms and a family bathroom.

On the top floor there is a fourth bedroom plus large storage cupboard.

Outside there is allocated parking for two vehicles and further visitor parking. To the rear is a west facing garden with side access and purpose-built home office with electricity.

Martingales Close is part of a small gated development built by Berkeley Homes opposite St Francis Primary School. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Ascot (less than 15 minutes walk) where trains run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating B. Council Tax Band G. Service Charge £390 twice yearly. Freehold.



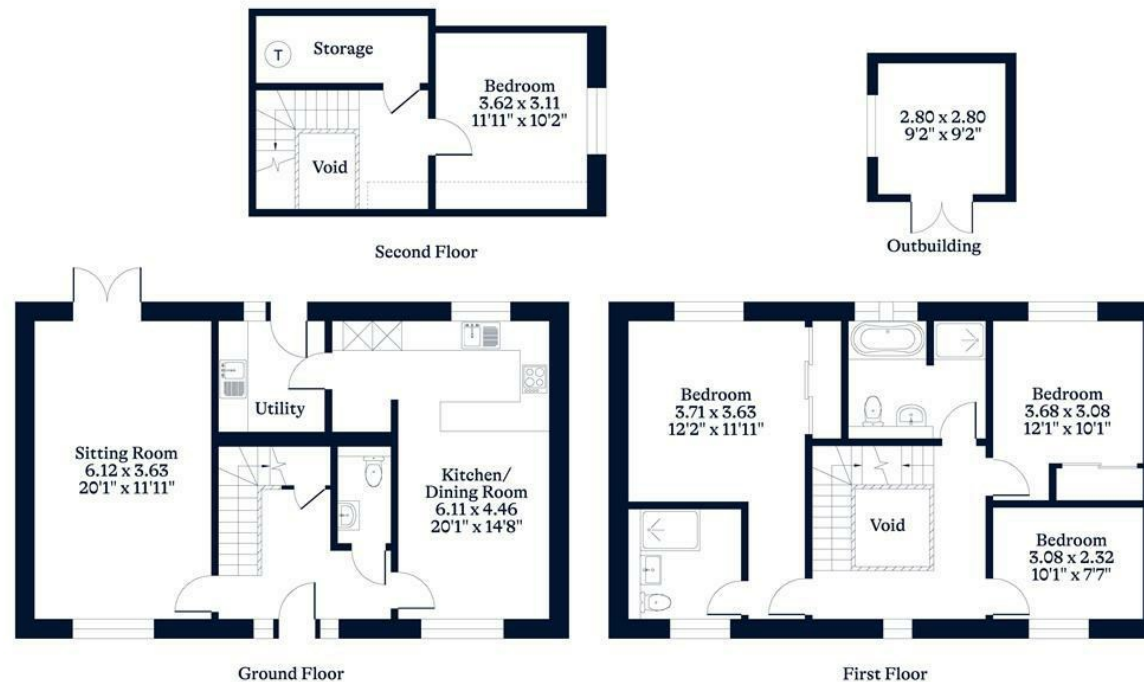


APPROXIMATE FLOOR AREA

House - 155.24 sq m - 1671 sq ft
Outbuilding - 7.84 sq m - 84 sq ft
Total - 163.08 sq m - 1755 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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