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# Oaklands Drive, *Ascot*

OSBORNE HEATH



# An extended and refurbished five double bedroom, three bathroom detached house in a quiet cul-de-sac.

Downstairs there is a large kitchen area with central island, dining space, living area with roof lantern and doors out to the garden, family room, study, utility, WC and integral access to the garage.

Upstairs there is a master bedroom with en suite, guest bedroom with en suite, three further double bedrooms and a large family bathroom.

Outside there is driveway parking and a large, secluded rear garden which has an outbuilding that could be used as a home office or gym.

Oaklands Drive is a small cul-de-sac close to Ascot Racecourse. Other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Cheapside, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax Band G.







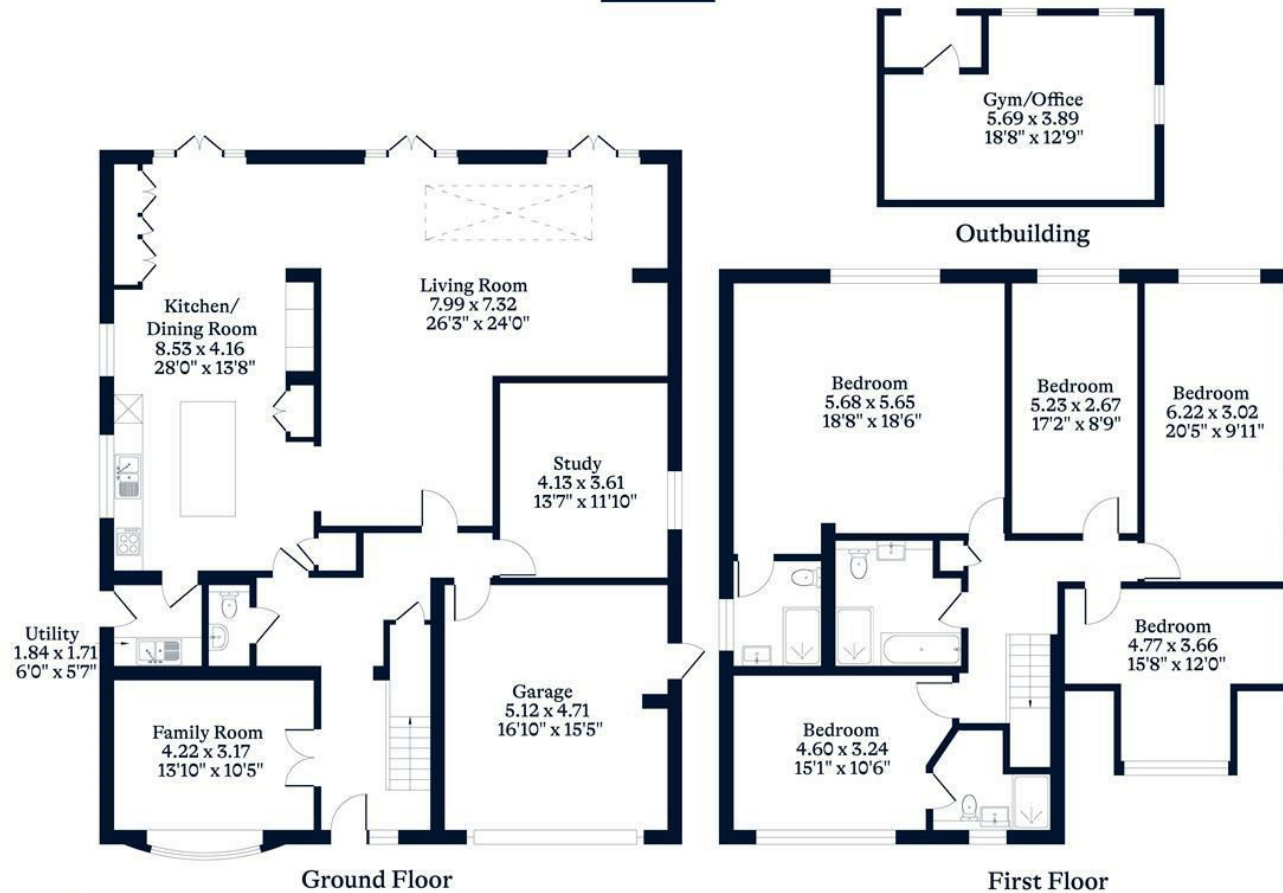
#### APPROXIMATE FLOOR AREA

House - 266.92 sq m - 2873 sq ft  
Garage - 22.98 sq m - 247 sq ft  
Outbuilding - 19.50 sq m - 210 sq ft  
Total - 309.40 sq m - 3330 sq ft  
(Gross Internal Area)

OH

#### 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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