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Woodend Drive, *Sunninghill*

OSBORNE HEATH

An extended and partially refurbished five double bedroom, five bathroom detached home with a driveway, double garage, large garden, no onward chain and the opportunity to add your own finish to certain rooms.

Please note that this house has been partially finished to include underfloor heating throughout, solar panels, CAT 6 wiring prepared for built-in speakers and a Loxone smart home system. The front reception room, one of the bedrooms and three of the bathrooms need completing as well as some of the finishing touches and the optional roof terrace.

Downstairs there is a large entrance hall, formal living room, open-plan kitchen with central island, living and dining areas plus a feature roof lantern. There is also a study, pantry, utility room, boot room, and a downstairs WC.

The first floor has a large landing and the principal bedroom has large double aspect windows overlooking the garden, access to the roof terrace, a dressing room and an en suite. There are three further double bedrooms with access out to the roof terrace, and three bathrooms.

The top floor has another double bedroom, a second home office, bathroom and plenty of storage in the eaves.

Outside there is an in-out driveway, a large double garage and a long rear garden with shed and a small copse.

Woodend Drive is in-between St Mary's Hill and Lower Village Road. The nearest train station is Ascot where services run to London, Reading and Guildford. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, LVS, The Marist, Papplewick, St Francis, St Georges, St Mary's and St Michaels. Nearby Sunninghill village has a number of local high street businesses and great restaurants and pubs. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating D. Council Tax band G.





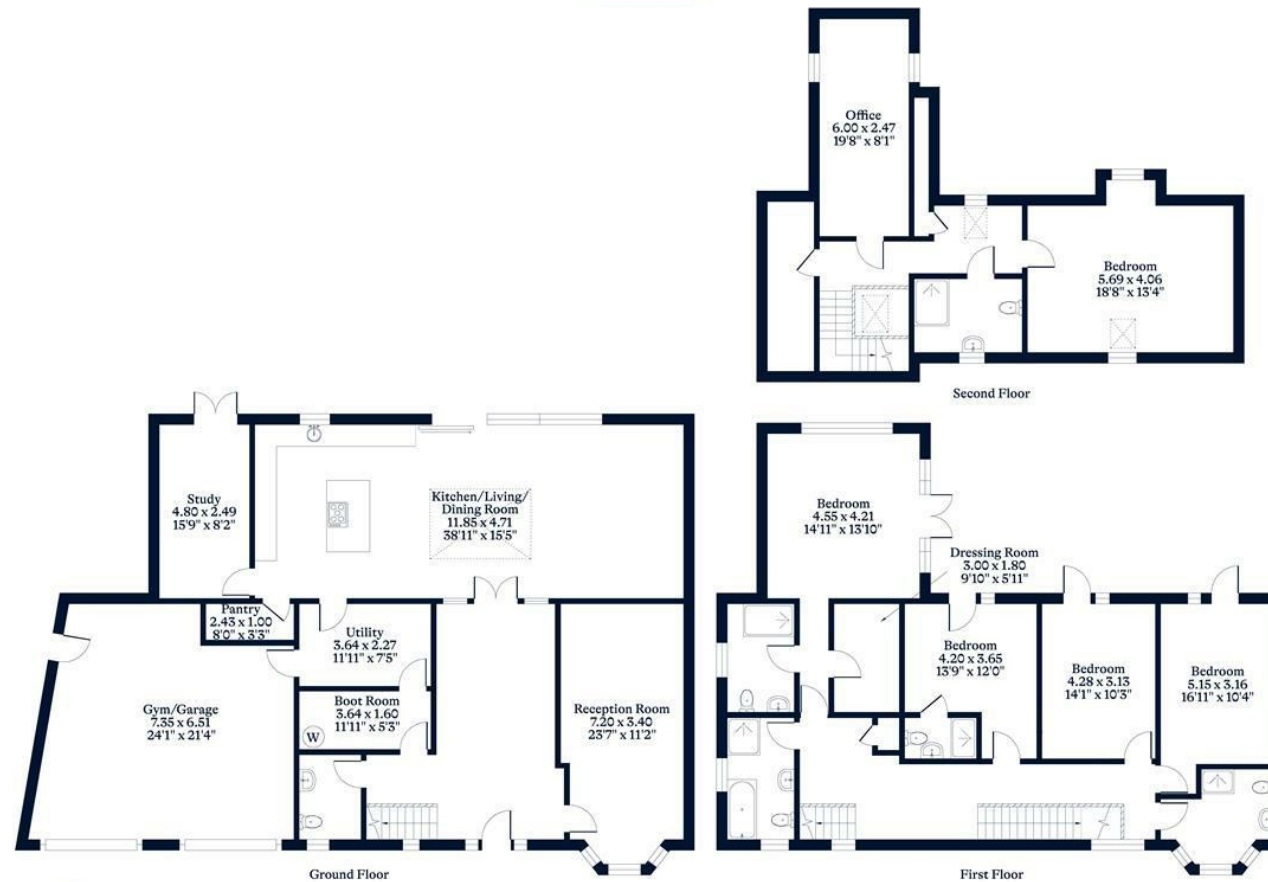
APPROXIMATE FLOOR AREA

House - 324.64 sq m - 3494 sq ft
Garage - 41.19 sq m - 443 sq ft
Total - 365.83 sq m - 3937 sq ft
(Gross Internal Area)

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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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