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Whynstones Road, Ascot
In Excess of £1,500,000

OSBORNE HEATH



On the ground floor the property comprises living room, dining room, kitchen with breakfast area, family room, study, utility room and a downstairs WC.

The first floor has the principal bedroom with an en suite and built-in wardrobes, three further bedrooms and a family bathroom.

On the second floor there is a games room.

To the front is an in and out carriage driveway, double garage and side access to the rear garden.

Whynstones Road is a small cul-de-sac off Woodlands Ride. Local state schools include Charters, Cheapside and St Francis. Private schools include Heathfield, Lambrook, LVS, The Marist, Papplewick, St George's, St Mary's and Sunningdale. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

Whynstones Road

Ascot

- Four Bedrooms
- Five Receptions
- Two Bathrooms
- Detached
- Double Garage
- Driveway
- Potential To Extend
- Cul-De-Sac

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

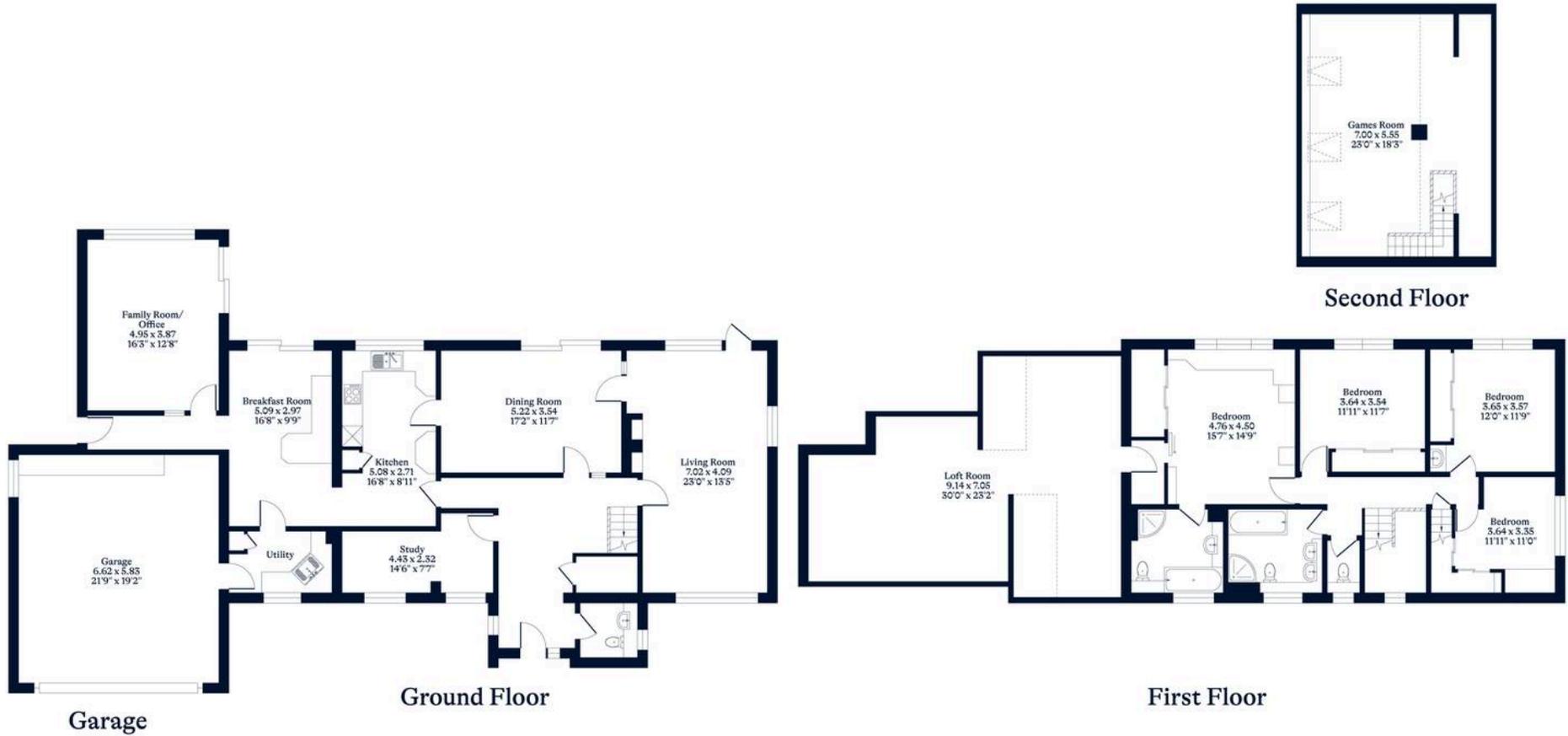
EPC Environmental Impact Rating: E





APPROXIMATE FLOOR AREA
House - 320.76 sq m - 3453 sq ft
Garage - 38.84 sq m - 418 sq ft
Total - 359.60 sq m - 3871 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.