



Kings Ride, Ascot
Guide Price £2,000,000

OSBORNE HEATH



On the ground floor there is an entrance hall, living room, dining room, study, family room, large eat in kitchen with a breakfast bar and living and dining areas and doors to a terrace overlooking the garden, utility room and two downstairs WCs.

The first floor has a principal bedroom with an en suite and walk-in wardrobe, guest room with an en suite, three further bedrooms and two further bathrooms.

Outside the property has two gated entrances, double garage, garden room or gym with bifold doors and further terrace overlooking its own private garden together with shared grounds of circa 14 acres including lawns, paddocks and woodland.

The Coach House is located off Kings Ride. Local schools Charters, Cheapside Heathfield, LVS, Papplewick, Lambrook. St Francis, St George's, St Mary's, Sunningdale and The Marist. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.





APPROXIMATE FLOOR AREA

House - 298.00 sq m - 3207 sq ft

Garage - 34.00 sq m - 362 sq ft

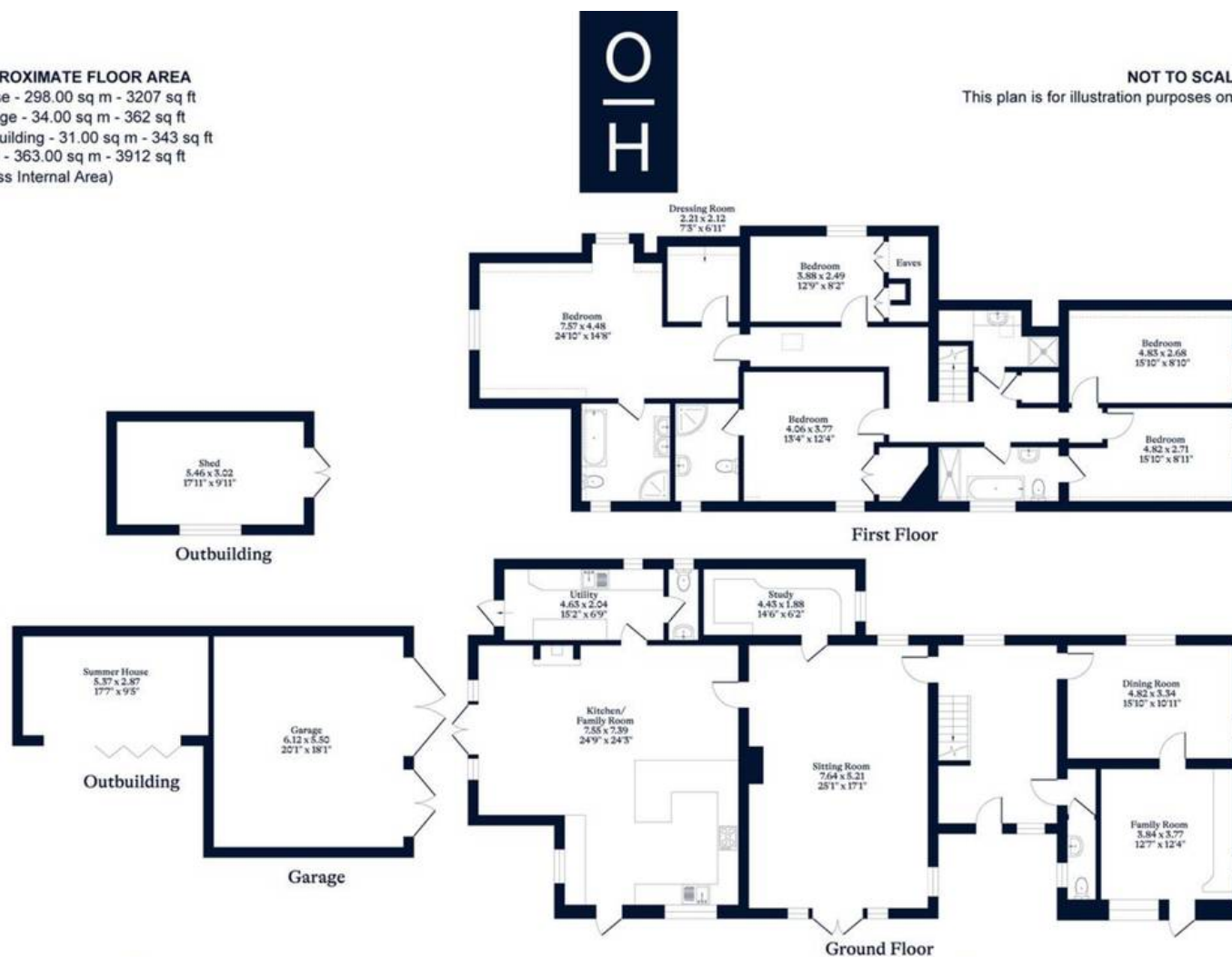
Outbuilding - 31.00 sq m - 343 sq ft

Total - 363.00 sq m - 3912 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.

OSBORNEHEATH.CO.UK



Kings Ride

Ascot

- Five Bedrooms
- Four Receptions
- Four Bathrooms
- Detached
- 20% share of approximately 14 Acres
- Character
- Driveway
- Gated
- Close to Shops

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Osborne Heath, Ascot

Osborne Heath, 11 High Street - SL5 9NQ

01344 627777 • ascotsales@osborneheath.co.uk • osborneheath.co.uk