

 5  5  4



Englemere Wood, *Ascot*

OSBORNE HEATH

A gated five bedroom, four bathroom detached former coach house dating from 1860 with later additions retaining much character and many original features. Within walking distance of the high street and station and having a detached garage, own private garden and shared grounds of over 12 acres

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 the garden and access to grounds of over 12 acres.

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.

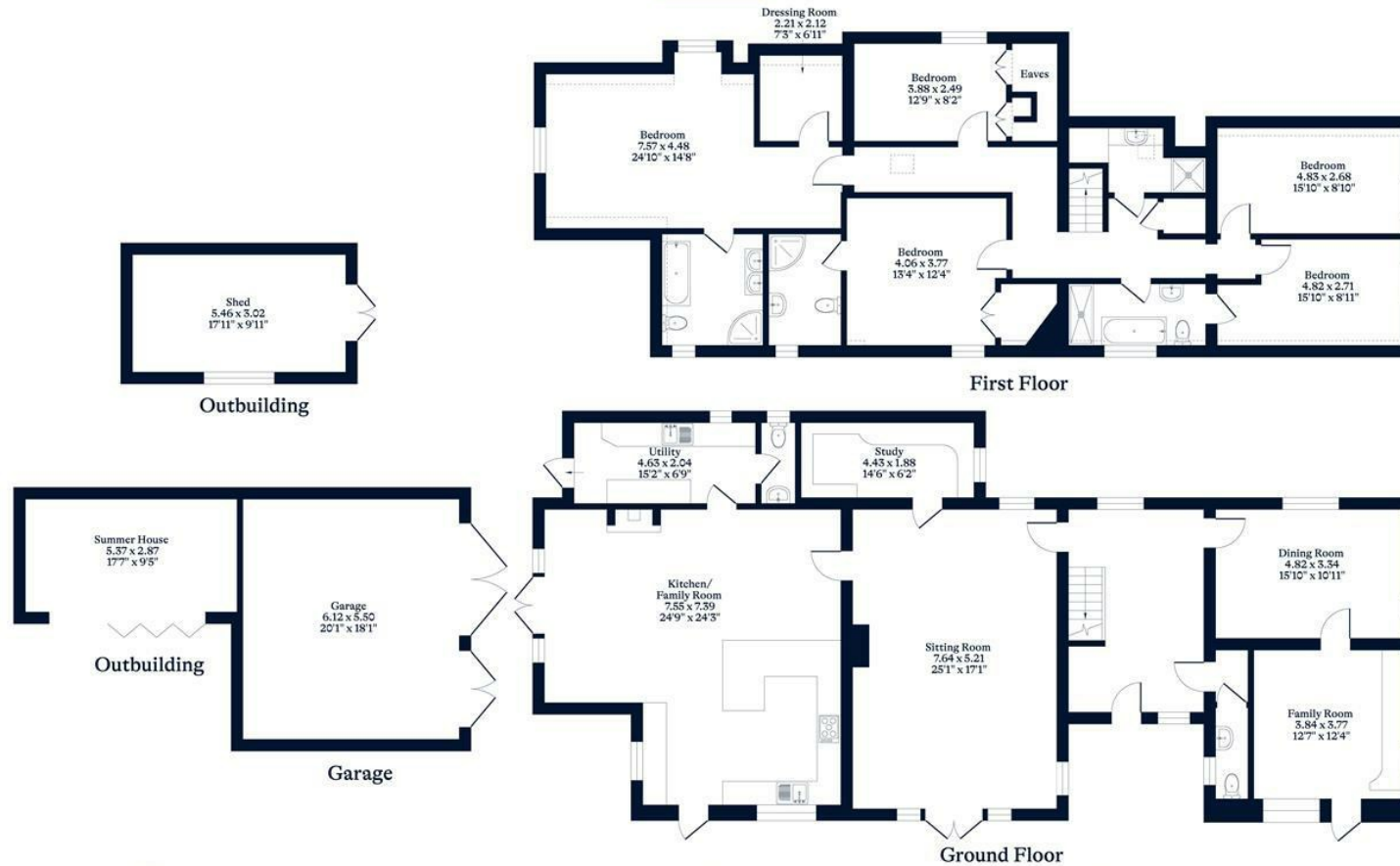
EPC rating D, Council Tax band G, freehold / leasehold. The paddocks and land to the west of the property are on a Crown Estate lease owned jointly by the residents.





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.

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