

O/H



Kingswood
Ascot

In Excess of **£1,250,000**

OSBORNE HEATH



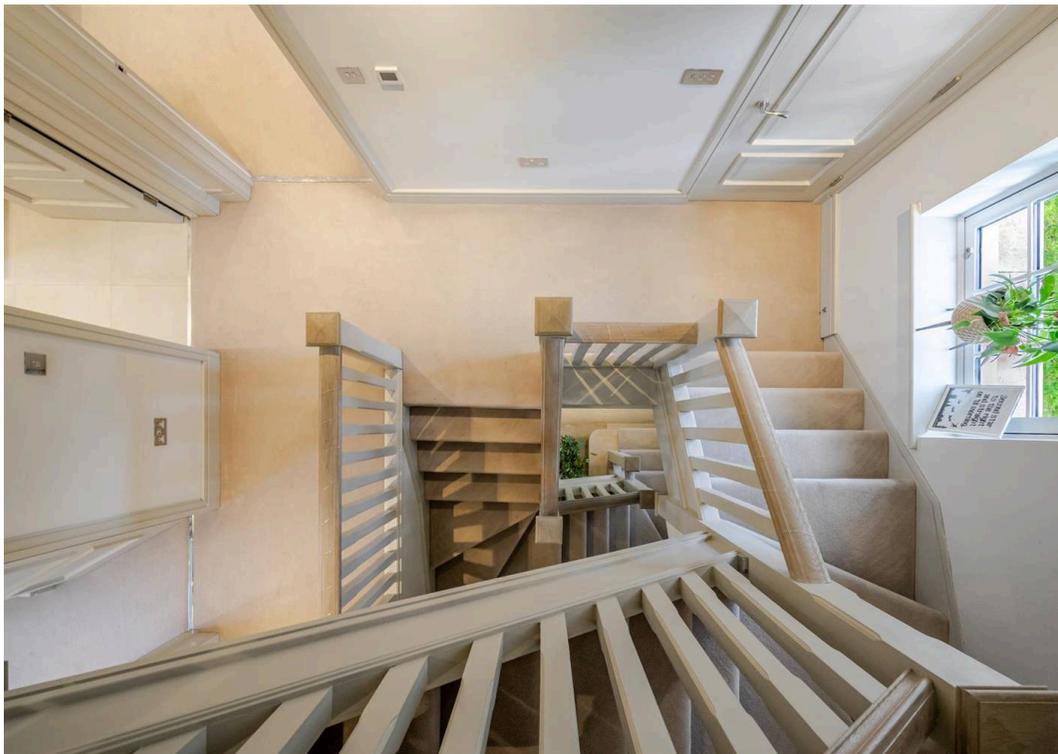
The ground floor has underfloor heating throughout and consists of a kitchen with Miele appliances, breakfast bar plus living and dining areas leading out to the garden, a formal living room with feature electric fire, study, large utility room and a downstairs WC.

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

The top floor has two more double bedrooms and an en suite shower room.

To the front of the house there is driveway parking, EV charging, a double length garage with electronically operated door and side access to a west facing garden.

Kingswood is a newly built development by Millgate and Countryside. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park. Popular local schools include Charters, Cheapside, Heathfield, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. Ascot train station runs services to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

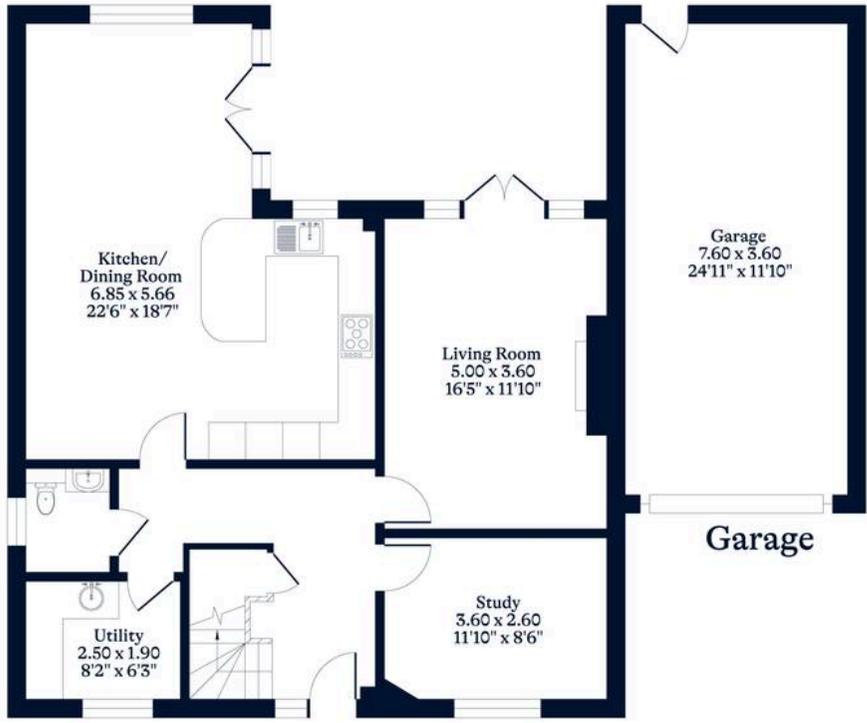




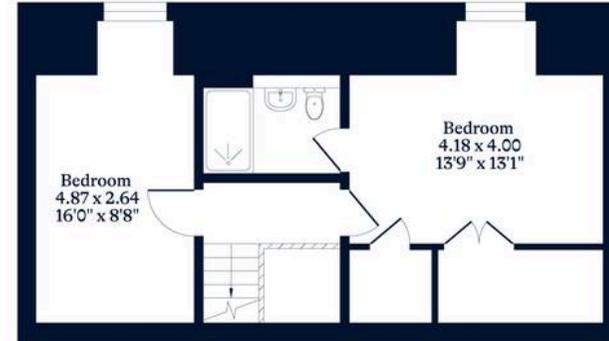
APPROXIMATE FLOOR AREA
House - 190.61 sq m - 2052 sq ft
Garage - 27.36 sq m - 295 sq ft
Total - 217.97 sq m - 2347 sq ft
(Gross Internal Area)



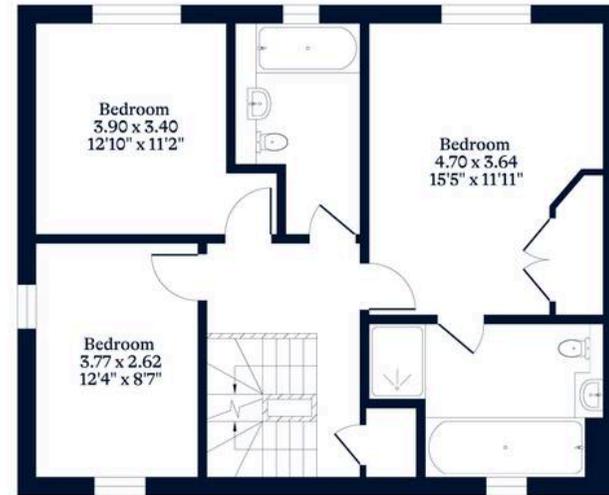
NOT TO SCALE
This plan is for illustration purposes only



Ground Floor



Second Floor



First Floor

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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.



Kingswood

Ascot

- Five Double Bedrooms
- Three Bathrooms
- Study
- Utility Room
- Driveway
- Double Length Garage
- EV Charger
- West Facing Garden

Council Tax band: G

Tenure: Freehold

Service Charge: £895 pa

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Osborne Heath, Ascot

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