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**Llanvair Close, Ascot**  
Guide Price £2,350,000

**OSBORNE HEATH**



Oakmount was built by Hamill Homes in 2019 and has been developed to their high standards, including Fibre To The Premises, system controlled lighting, underfloor heating, and built-in speakers.

The ground floor has a kitchen with living and dining areas, family room with a kitchenette which could also be used as an annex, study, utility room, downstairs WC and internal access to the double garage.

On the first floor is the principal bedroom suite with built-in wardrobes, dressing area and an en suite with large shower and freestanding bath. Three further double bedroom on the first floor all have unique features and there are two extra bathrooms.

On the top floor there is a double bedroom which is used as a games rooms with a steam room en suite.

Oakmont is part of a small gated development of just three houses off Llanvair Close.

Popular local private and state schools include Charters, Cheapside, Lambrook, LVS, Papplewick, 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, The Lexicon, Sunningdale Golf Club, Swinley Forest, Wentworth Club and Windsor Great Park.

The nearest train station is Ascot where trains run to London, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

# Llanvair Close

Ascot

- Five Double Bedrooms
- Four Bathrooms
- Three Receptions
- Detached
- Driveway
- Double Garage
- Control 4
- CAT 6 Wiring
- Gated
- Cul-De-Sac

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

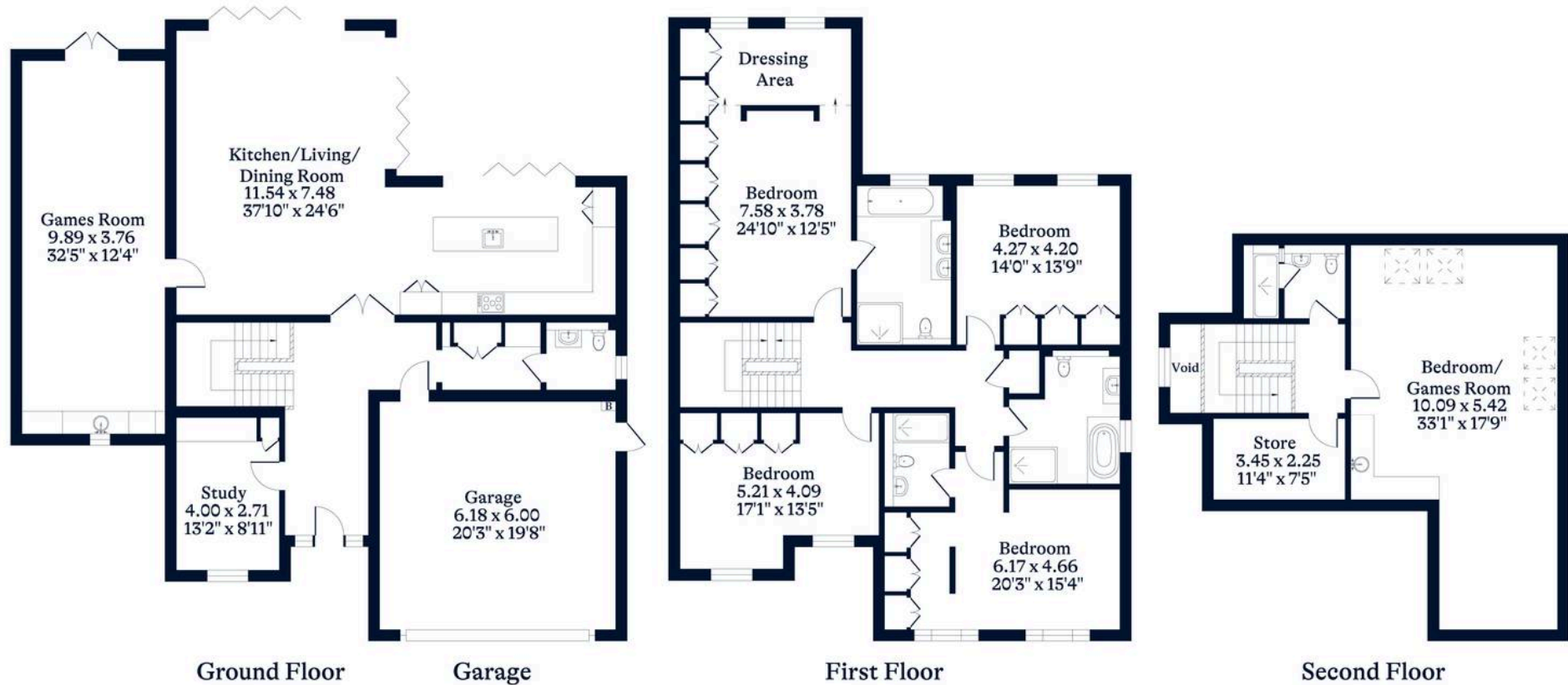
EPC Environmental Impact Rating: B



**APPROXIMATE FLOOR AREA**  
 House - 356.57 sq m - 3838 sq ft  
 Garage - 37.01 sq m - 398 sq ft  
 Total - 393.58 sq m - 4236 sq ft  
 (Gross Internal Area)



**NOT TO SCALE**  
 This plan is for illustration purposes only



[OSBORNEHEATH.CO.UK](http://OSBORNEHEATH.CO.UK)

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.