



OAKMONT

Ascot | Berkshire



AN EXCEPTIONAL FAMILY RESIDENCE

forming part of an exclusive gated development of
just three homes.

			EPC
5	4	2	B

Local Authority: Royal Borough of Windsor and Maidenhead
Council Tax band: H
Tenure: Freehold



OAKMONT

Built by the renowned Hamill Homes in 2019, Oakmont is an exceptional family residence forming part of an exclusive gated development of just three homes, tucked away off Llanvair Close. Finished to an exacting standard throughout, the property features a range of modern specifications including Fibre to the Premises broadband, underfloor heating, integrated speaker systems and smart-controlled lighting.

The ground floor is thoughtfully arranged for both family living and entertaining, centred around an impressive open-plan kitchen, dining and living space. Additional accommodation includes a family room with kitchenette facilities, offering excellent potential as a self-contained annex, together with a study, utility room, guest cloakroom and internal access to the double garage.



UP THE STAIRS

The first floor hosts the luxurious principal suite, complete with fitted wardrobes, a dressing area and an elegant en suite bathroom featuring a freestanding bath and generous walk-in shower. Three further double bedrooms, each with their own individual character, are served by two additional bath/shower rooms.

Occupying the top floor is a spacious double bedroom, currently arranged as a games room, with the added benefit of a steam room en suite.





LOCATION

Oakmont enjoys a highly convenient location for a number of well-regarded schools, including Charters, Cheapside, Lambrook, LVS, Papplewick, St Francis, St George's, St Mary's, Sunningdale and The Marist.

The area is renowned for its outstanding leisure and sporting amenities, with Ascot Racecourse, Wentworth Club, Coworth Park, Guards Polo Club, The Berkshire and Sunningdale golf clubs, Swinley Forest, Windsor Great Park and The Lexicon all within easy reach.

For commuters, Ascot railway station provides regular services to London, Reading and Guildford, while the M3, M4 and M25 motorways, together with Heathrow Airport, are all readily accessible.



Approximate Gross Internal Area
Main House 3,838 sq. ft / 356.57 sq. m
Garage 398 sq. ft / 37.01 sq. m
Total 4,236 sq. ft / 393.58 sq. m



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