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# Coronation Road, *Ascot*

OSBORNE HEATH



# A five double bedroom detached family home set over two floors within a gated one acre plot with triple garage, annex and manicured garden, offered to the market with no onward chain.

On the ground floor you are greeted with a large foyer area where the formal lounge is located, which has a feature fireplace and double doors leading to the rear garden, separate dining room, study, family room, WC, modern kitchen.

Within the annex space is the utility room, shower room, internal door to the triple garage, and above the garage is the games room/ guest accommodation.

On the first floor is the principal bedroom with a walk-in wardrobe and four-piece en suite, a guest room with a walk-in wardrobe and en suite shower room, a modern four-piece family bathroom, and three further double bedrooms.

Outside the property has a long-gated driveway, triple garage and side access leading to a large garden with patio area and manicured lawn.

Coronation Road is a popular road in South Ascot close to Swinley Forest. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, Lambrook, LVS, Papplewick, 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 Golf Club, Wentworth Club and Windsor Great Park. The nearest train station is Ascot where trains run to London Waterloo, Reading and Guildford. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

EPC. TBC. Council Tax Band H







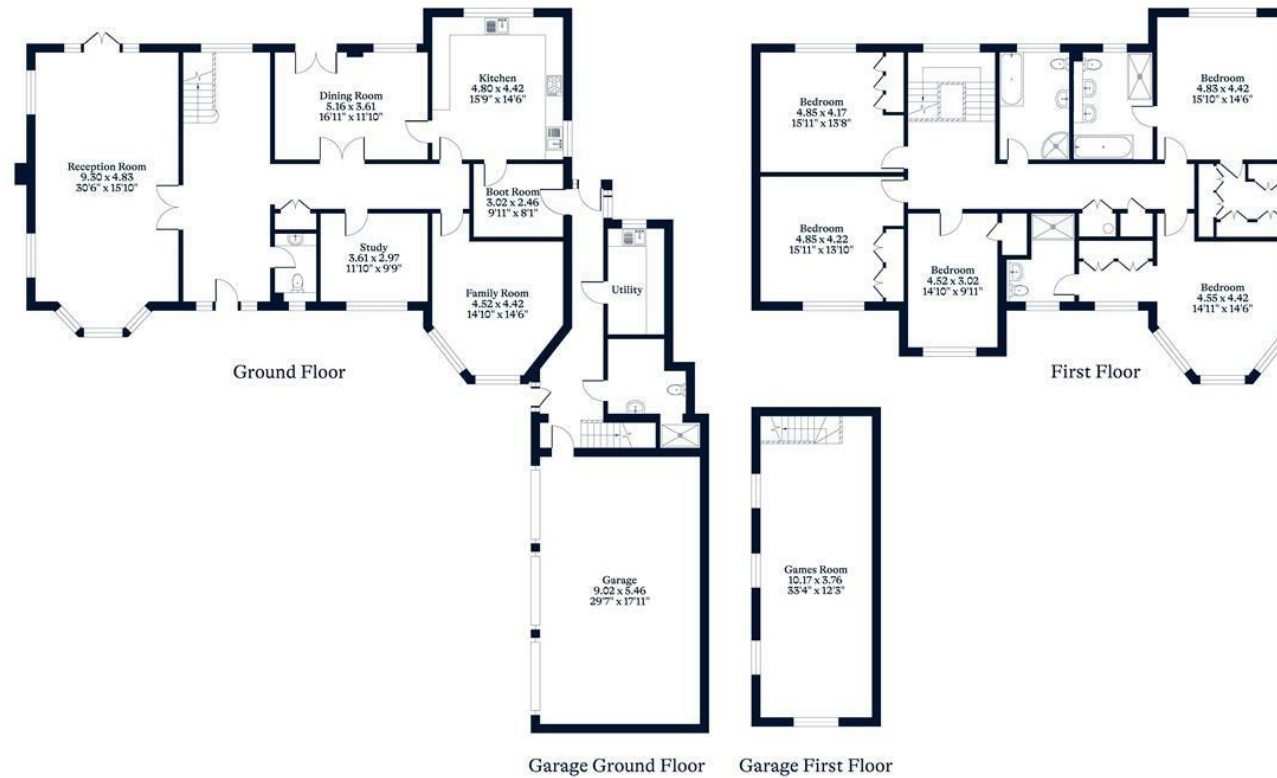
#### APPROXIMATE FLOOR AREA

House - 422.71 sq m - 4540 sq ft  
Garage - 49.25 sq m - 530 sq ft  
Total - 471.96 sq m - 5070 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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