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Queens Hill Rise, *Ascot*

OSBORNE HEATH

A gated six double bedroom, six bathroom detached family home in a cul-de-sac, a large mature garden, triple garage.

Downstairs, there is a living room, formal dining room, family room, study, large kitchen with central island, utility room, two downstairs WC's and a triple garage.

Upstairs, the principal bedroom has a dressing room and en suite with bath and separate shower. There are four further en suite bedrooms, all with built in wardrobes.

The second floor has a large games room, the sixth doubled bedroom and a bathroom.

Outside, the house is accessed via electric gates and there is a triple garage and driveway for several vehicles. The large garden is extremely secluded with a garden studio that has power, heating and wifi and is currently used as a gym.

Queens Hill Rise is a small residential road in-between Ascot's high street and Sunninghill village. Nearby schools include Charters, Hurst Lodge, Lambrook, The Marist, Papplewick, St Francis, St George's, St Mary's and TASIS. Local places of interest include Ascot Racecourse, Coworth Park, The Lexicon, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Golf Club and Windsor Great Park. The nearest station is Ascot where trains run to London, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band H. Tenancy Length 12-36 Months. Deposit £16,615. Holding Deposit £2,769.

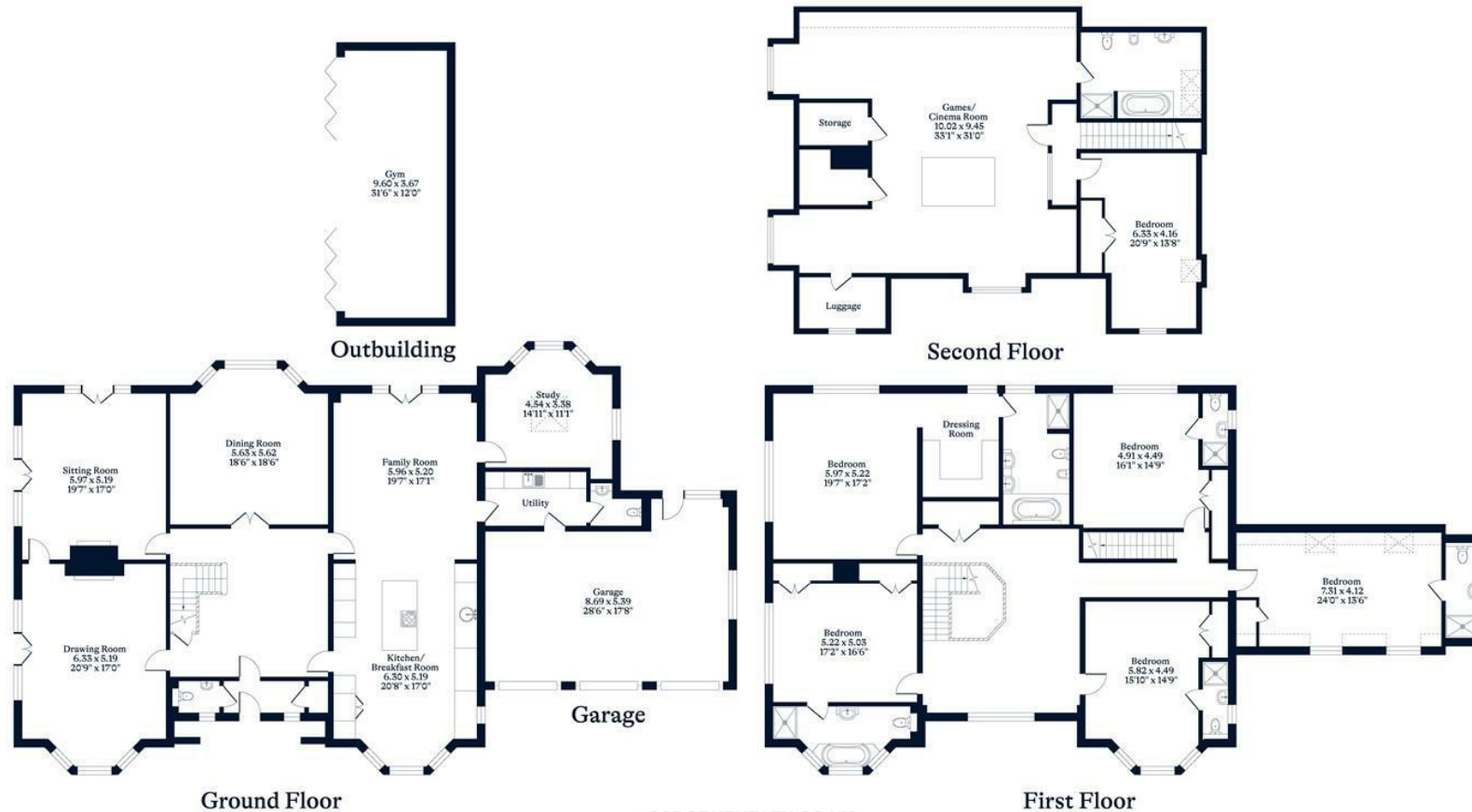




APPROXIMATE FLOOR AREA
House - 618.61 sq m - 6659 sq ft
Garage - 50.39 sq m - 542 sq ft
Outbuilding - 35.23 sq m - 379 sq ft
Total - 704.23 sq m - 7580 sq ft
(Gross Internal Area)



NOT TO SCALE
This plan is for illustration purposes only



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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.

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