

HIO



Brockenhurst Road
Guide Price £3,495,000

OSBORNE HEATH



On the ground floor there is a large entrance hall, formal living room, study, kitchen with central island, dining area and family room with bi-folding doors out to the garden, large utility room and a downstairs WC.

On the first floor is the large principal bedroom suite with a walk-in wardrobe, dressing room and en suite bathroom, plus three further bedroom suites.

The second floor consists of a double bedroom with a walk-in wardrobe, shower room and a games room which could also be used as a guest bedroom.

Outside there is a gated driveway, double garage with an office/studio and kitchenette above (which could also be used as self-contained living accommodation), plus a rear garden with a heated swimming pool.

Bowood is close to Ascot high street and the popular village of Sunninghill. Local schools include Charters, Cheapside, Hall Grove, Heathfield, 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, Sunningdale Golf Club, Swinley Forest Golf Club, 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.

Brockenhurst Road

Ascot

- Six Double Bedrooms
- Five Receptions
- Five Bathrooms
- Concrete Floors
- Underfloor Heating
- Double Garage
- Gated
- Detached
- Swimming Pool
- Close to Station

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



APPROXIMATE FLOOR AREA
 House - 501.46 sq m - 5397 sq ft
 Garage - 98.54 sq m - 1061 sq ft
 Total - 600.00 sq m - 6458 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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