



Oakhurst,

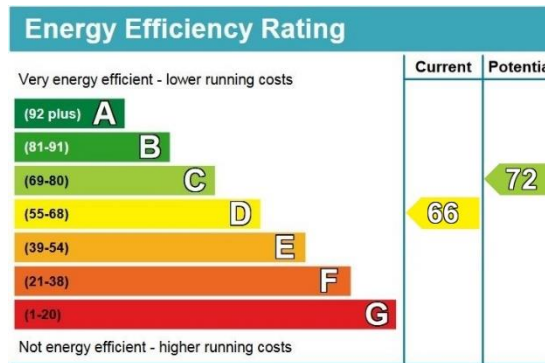
1 Kelsall Place, Bagshot Road, Ascot, Berkshire, SL5 9JJ.



Approximate Area = 361.2 sq m / 3888 sq ft
 Garage = 31.6 sq m / 340 sq ft
 Store = 10.4 sq m / 112 sq ft
 Total = 403.2 sq m / 4340 sq ft
 (Excluding Open Area)
 Including Limited Use Area (3.7 sq m / 40 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Oakhurst,

1 Kelsall Place, Bagshot Road, Ascot, Berkshire.
SL5 9JJ.

A superb and well presented family home set in secluded gardens behind electric gates. Available for immediate occupation.

- ◇ Excellent contemporary layout
- ◇ Modern kitchen and bathrooms
- ◇ Immaculately maintained
- ◇ Totally secluded gardens
- ◇ Electric gates
- ◇ Double garage and carport
- ◇ Barn style family room
- ◇ Jacuzzi in the garden
- ◇ Koi carp pond

Situation

Located in this highly desirable area, close to South Ascot and Sunningdale. Known for its world-famous racecourse, Ascot has a bustling High Street and offers a range of shops catering for day-to-day needs, along with a good choice of restaurants, pub and bars. The nearby towns of Windsor, Camberley and Guildford provide more extensive amenities.

For commuters, the area is well served with easy connections to the motorway network (M3, M4 and M25), in turn providing access to Heathrow and Gatwick airports. Ascot and Sunningdale rail stations area also within easy reach.

Leisure facilities are plentiful and of excellent quality with Windsor Great Park nearby, and the renowned Wentworth, Sunningdale and The Berkshire golf clubs close at hand. For the equestrian enthusiast, horse racing is available at Ascot and Windsor, and riding in Windsor Great Park and on Chobham Common.

The excellent schools in the area include Wellington College, Eton College, Lambrook, Papplewick, Heathfield School, Licensed Victualler's School, St. George's, and St. Mary's Ascot, to name a few. For international schooling, TASIS (The American School) and ACS (American Community School) are both within easy reach.

Fixtures and Fittings

Carpets, and fitted kitchen appliances included. Curtains, blinds and light fittings are by separate negotiation

Services

The property has mains gas, electricity, water and mains drainage.

Local Authority
Surrey Heath

Energy Rating
D66

Tenure
Freehold

Council Tax
Band H

Service Charge
N/A

