

OH



**Woodend Drive, Sunninghill**  
Guide Price £1,650,000

**OSBORNE HEATH**



Downstairs there is a formal living room with a fire place, open plan kitchen, living and dining room leading out to the garden, study, play room, utility room and a downstairs WC.

The first floor has the principal bedroom with a dressing room and large en suite. There are two further double bedrooms both with en suites, further double bedroom and a family bathroom.

Outside there is a driveway, double garage and side access to the garden.

Woodend Drive is in-between St Mary's Hill and Lower Village Road. The nearest train station is Ascot where services run to London, Reading and Guildford. Nearby schools include Bishopsgate, Charters, Hall Grove, Lambrook, LVS, The Marist, Papplewick, St Francis, St Georges, St Mary's and St Michaels. Nearby Sunninghill village has a number of local high street businesses and great restaurants and pubs. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Swinley Forest, Wentworth Club and Windsor Great Park. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.







**APPROXIMATE FLOOR AREA**

House - 268.77 sq m - 2893 sq ft  
Outbuilding - 23.20 sq m - 250 sq ft  
Garage - 38.23 sq m - 412 sq ft  
Total - 330.20 sq m - 3555 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.



# Woodend Drive

## Sunninghill

- Four Double Bedrooms
- Four Receptions
- Four Bathrooms
- Utility Room
- Detached
- Driveway
- Double Garage
- Close To Sunninghill Village
- Close To Ascot Station

Council Tax band: G





## Osborne Heath, Ascot

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