



**7 OAKLANDS DRIVE**

ASCOT

**BUCKINGHAMS**



# 7 Oaklands Drive

## Ascot • Berkshire • SL5 7NE

£1,495,000 Freehold

A spacious five double bedroom detached family home, situated in a quiet cul-de-sac within easy reach of Ascot racecourse and town centre.

- 5 DOUBLE BEDROOM DETACHED FAMILY HOME
- 3/4 RECEPTION ROOMS
- 3,374 SQUARE FEET (TOTAL)
- HIGH SPECIFICATION THROUGHOUT
- CUL-DE-SAC LOCATION
- SUPERB OPEN PLAN KITCHEN/FAMILY ROOM (38 X 28 FT)
- ASCOT TRAIN STATION (2.7 MILES, 55 MINS TO LONDON WATERLOO)
- 1.7 MILES FROM ASCOT HIGH STREET

SPACIOUS RECEPTION HALL • PLAYROOM/SNUG • OPEN-PLAN KITCHEN/FAMILY/LIVING/DINING ROOM  
 • STUDY • UTILITY ROOM • WC • PRINCIPAL BEDROOM SUITE WITH EN SUITE SHOWER ROOM  
 • FOUR FURTHER DOUBLE BEDROOMS • TWO FAMILY BATH/SHOWER ROOMS • INTEGRAL DOUBLE GARAGE  
 • DETACHED SUMMER HOUSE & STORE • PRIVATE REAR GARDEN • DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES.

### Description

7 Oaklands drive is a thoughtfully refurbished and extended family home providing spacious and versatile living accommodation in excess of 3,100 square feet across two floors plus a detached gym/home office of just over 200 square feet. The property features an impressive double aspect kitchen/family/dining area spanning the rear of the property with three sets of patio doors opening into the garden and an impressive principal bedroom suite and four further double bedroom ideal for family living.

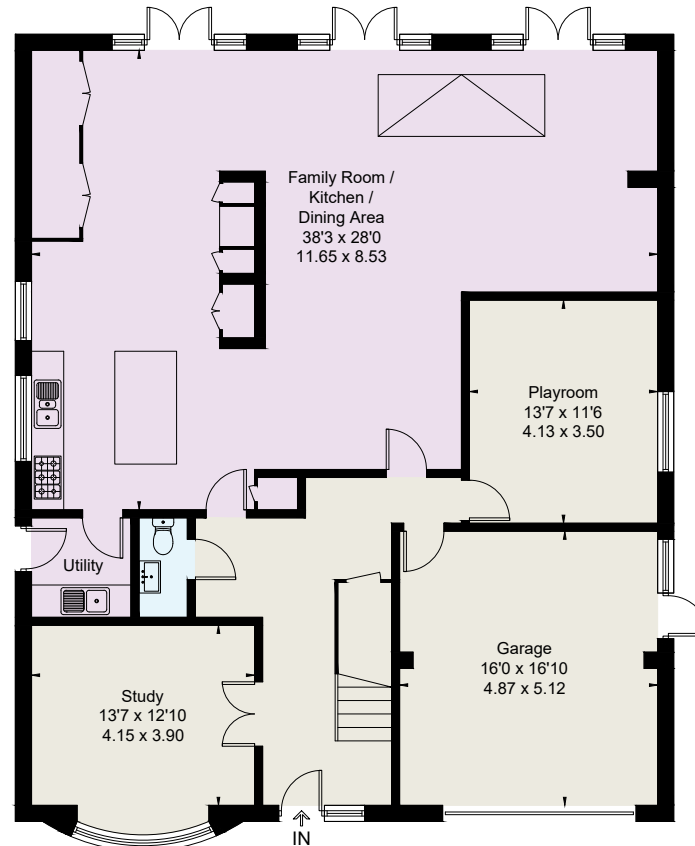
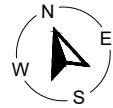
### Directions

From the Heatherwood roundabout at the top of the High Street, take the Windsor Road exit towards Windsor (with the racecourse on your right) and at the first roundabout take the second left onto Windsor Road and proceed to the next roundabout where you will turn left into Winkfield Road (A330) then take the fourth left hand turn into The Avenue; Oaklands Drive will be the next left hand turn where number 7 will be found at the end on the left.

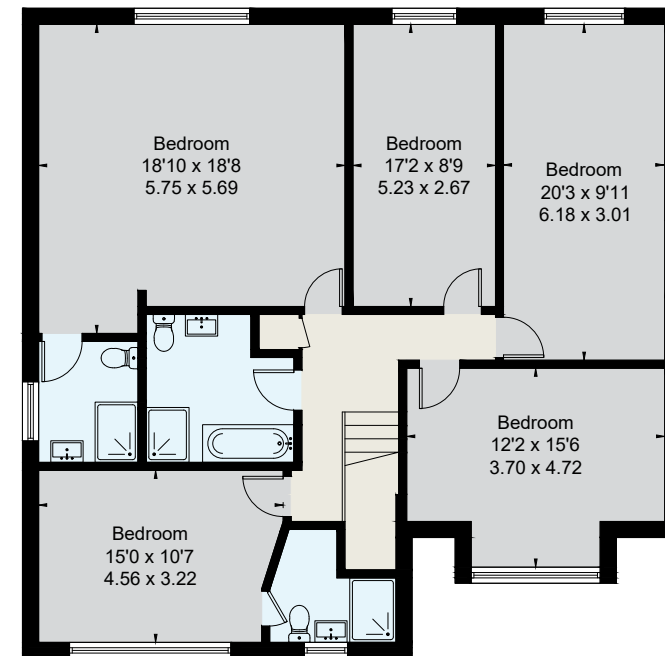
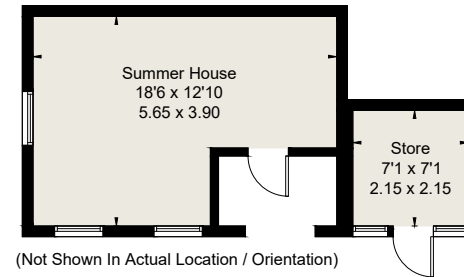
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## Approximate Gross Internal Floor Area :

|                           |                                 |
|---------------------------|---------------------------------|
| Ground Floor              | 165.47 sq m / 1781 sq ft        |
| First Floor               | 124.76 sq m / 1343 sq ft        |
| Outbuildings              | 23.25 sq m / 250 sq ft          |
| <b>Total</b>              | <b>313.48 sq m / 3374 sq ft</b> |
| <b>(Including Garage)</b> |                                 |



Ground Floor



First Floor

EPC-C.76

Council Tax Band G  
(2026/27 - £3258.89)

All Mains Services

### Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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