



Cheynings, Bagshot Road, Ascot, Berkshire

**STRUTT & PARKER**  
BNP PARIBAS GROUP 



# Cheynings

## Bagshot Road, Ascot, Berkshire SL5 9JL

A handsome, contemporary home with beautifully-presented accommodation and within easy reach of amenities

M3 (Jct 3) 3.3 miles, Sunningdale mainline station 1.6 mile (51 minutes to London Waterloo), Ascot 1.3 miles, Windsor 8 miles, Guildford 14 miles, London Heathrow (T5) 11 miles, Central London 29 miles

Reception hall | Drawing room | Sitting room  
Family room | Conservatory | Office | Kitchen/  
breakfast room | Utility room | Principal  
bedroom with en suite bathroom and dressing  
room | 5 Further bedrooms (2 en suite) | Family  
bathroom | Cloakroom | Balcony | Detached  
double garage | Ample parking | Landscaped  
gardens | EPC: C

### The property

Offering a substantial amount of accommodation arranged over three floors, Cheynings is a desirable property with light and airy rooms and a versatile layout perfectly designed for a modern family lifestyle and for entertaining guests. Glossy, light-reflecting tiling in the spacious reception hall extends across a number of ground floor rooms providing practicality and a sense of harmony to the living areas. The family room has an open route into the adjoining kitchen/breakfast room and double doors into a light-filled conservatory with direct access to a garden terrace creating a seamless transition from the inside to the outside. The spacious kitchen is fitted with modern cabinetry, topped with granite worksurfaces, and incorporates an island unit with an integral breakfast bar; an adjoining utility room echoes the design of the kitchen and provides space for domestic appliances and additional storage. An elegant sitting room has a fireplace focal point, bay window alcove and

French doors to the garden, whilst the adjacent drawing room offers a separate, tranquil retreat. A roomy office completes the ground floor accommodation.

On the first floor, the principal bedroom has the advantage of a luxurious en suite bathroom and a dressing room. There are four further bedrooms on this level, two with en suite shower rooms, and one of which has extensive wardrobe storage and is currently being used as a dressing room. The landing enjoys direct access to a balcony via double doors; a further set of stairs rises to the second floor where there is an additional bedroom and a cloakroom.

### Outside

With a pleasing, natural backdrop of mature trees, the gardens at Cheynings are well-maintained and designed to accommodate the level changes of the setting. They enjoy a high degree of sun due to the south-easterly aspect and a large, paved terrace takes full advantage of this and provides opportunities for outdoor dining/relaxation. A series of steps lead up to an area of lawn which extends to the far margin which backs onto woodland. A length of tall hedging and trees at the side boundaries provide privacy and flower beds are filled with an attractive selection of mature shrubs and perennial plants. To the front, the property is approached via electrically operated wrought-iron gates which open to a paved driveway providing ample parking and access to the double garage. Curved edging with planted borders creates interest and architectural shrubs provide an engaging display.



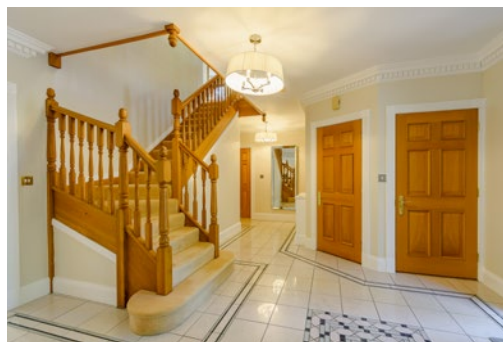


## Location

The property is within easy reach of the day-to-day amenities provided by Sunninghill, Ascot and Sunningdale, with the latter two also offering access to rail services for journeys to London Waterloo. The nearby towns of Windsor and Guildford offer more extensive shopping, leisure and cultural facilities, including the Theatre Royal and the Yvonne Arnaud Theatres. Easy access to the M3 motorway provides road-users with a direct route to the major road networks including the M25 for access to Heathrow Airport.

There is an excellent choice of schools in the vicinity, including Charters School (Cheynings is within the catchment area), The Marist Schools, St Georges, St Mary's, Papplewick, Hall Grove, along with the ACS Egham International School.

Sporting/leisure facilities in the area include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, horse racing at Ascot and Windsor, and polo at Smith's Lawn. The picturesque Virginia Water Lake and Savill Gardens are both accessible, and horse riding is available at Chobham Common and Windsor Great Park.





## Directions

With Strutt & Parker's Ascot office on your left, continue along the High Street/A329 (becoming London Road) for about a mile and at the roundabout, take the 3rd exit into Sunninghill High Street/B3020, continue straight at the next roundabout for 300m and Cheynings can be found on the left-hand side directly opposite Regents Walk.

## General

**Local Authority:** Royal Borough of Windsor and Maidenhead – Tel. 01628 683800

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £2,150,000

## Ascot

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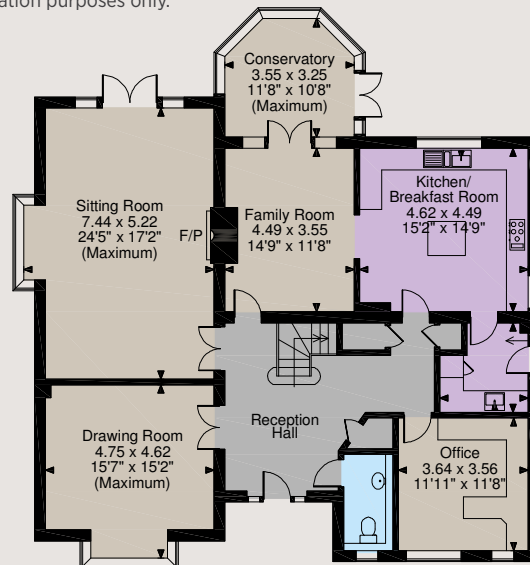
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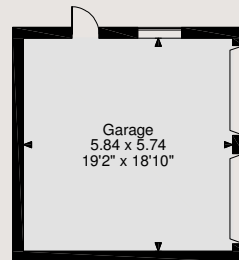
50 offices across England and Scotland, including Prime Central London

## Floorplans

House internal area 3,625 sq ft (337 sq m)  
Garage external area 361 sq ft (34 sq m)  
Balcony external area = 26 sq ft (2 sq m)  
Total sq. footage 4,012 sq ft (373 sq m)  
For identification purposes only.



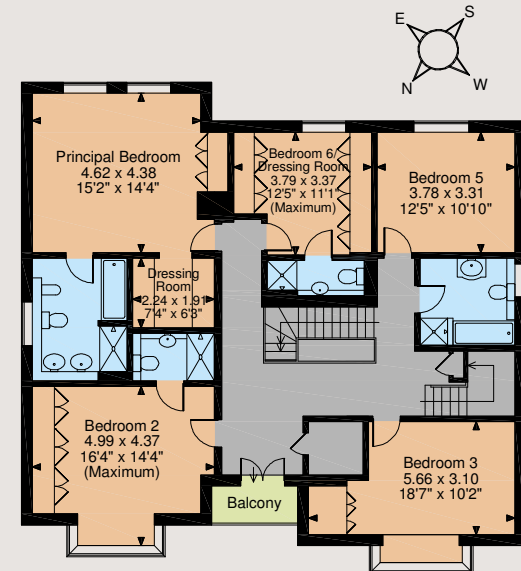
Ground Floor



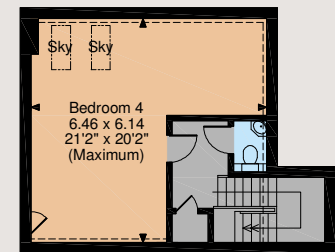
The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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First Floor



Second Floor

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