












6 Blackmoor Wood

Ascot, Berkshire

A well-presented five-bedroom home with flexible accommodation

An impressive detached family home set in a sought-after residential position, within easy reach of the local amenities. The property features comfortable living with neutral décor and plenty of natural light throughout, as well as flexible reception rooms and up to five bedrooms, all arranged across three levels.

 3 RECEPTION ROOMS	 5 BEDROOMS	 3 BATHROOMS
 GARAGE	 GARDEN	 FREEHOLD
 TOWN	 1,972 SQ FT	 GUIDE PRICE £900,000



The property

6 Blackmoor Wood is a splendid family home in a peaceful residential area, a mile and a half from Ascot town centre. The ground floor has a welcoming reception hall, leading to the ground floor living and entertaining space. The main reception room is a well-proportioned, dual aspect drawing room. There is wooden flooring, recessed LED lighting and a brick-built open fireplace creating warmth and character, while French doors open onto the rear garden. Also on the ground floor there is a useful home office with built-in shelving and desk space, while at the rear there is an open-plan kitchen and dining area. The kitchen has plenty of storage in fitted units to base and wall level, a breakfast bar and integrated appliances by Bosch, including a double oven, a gas hob and an extractor hood. The dining area offers space for a family dining table, while the adjoining utility room offers further storage space and side access.

The first floor features three well-presented double bedrooms. These include the principal bedroom with

its en suite shower room. There is also a study, which could be used as a further double bedroom if required. There is a family bathroom on the first floor. Stairs from the first floor hallway lead to the second floor sitting room with skylights to the front and rear. There is also a bedroom with an en suite shower room on this floor creating a flexible space for growing families.



Outside

At the entrance to the property, a five-bar wooden gate opens onto the gravel driveway, which provides plenty of parking space and access to the integrated garage at the side. The garage offers the potential for conversion, subject to the necessary consents. There is a shelter for covered parking, while mature trees to the borders provide shading and privacy. The mature leafy south facing garden is secluded and accessible from the drawing room's French doors and the garage.

Location

The property is in a sought-after residential area in North Ascot. The town, renowned for its world-class racecourse, has a small High Street with many of the amenities required for day-to-day living, including a variety of shops and a good choice of pubs, bars and restaurants, while neighbouring Sunningdale and nearby Bracknell have larger supermarkets. Leisure facilities are plentiful and of excellent quality in the surrounding locale, with the majestic Windsor Great

Park within easy reach, and the renowned Wentworth golf club close at hand. Further golf courses in the area include Mill Ride Golf Club and Lavender Park Golf Centre, both on the outskirts of Ascot. The area is well-connected and within easy reach of central London (56 minutes to London Waterloo). The M3, M4 and M25 are also all within 10 miles.



Distances

- Ascot 1.9 miles
- Sunninghill 2.7 miles
- Bracknell 3 miles
- Sunningdale 4 miles
- Windsor 7.5 miles
- Camberley 7.7 miles

Nearby Stations

- Ascot
- Martins Heron
- Windsor & Eton Central
- Windsor & Eton Riverside
- Sunningdale

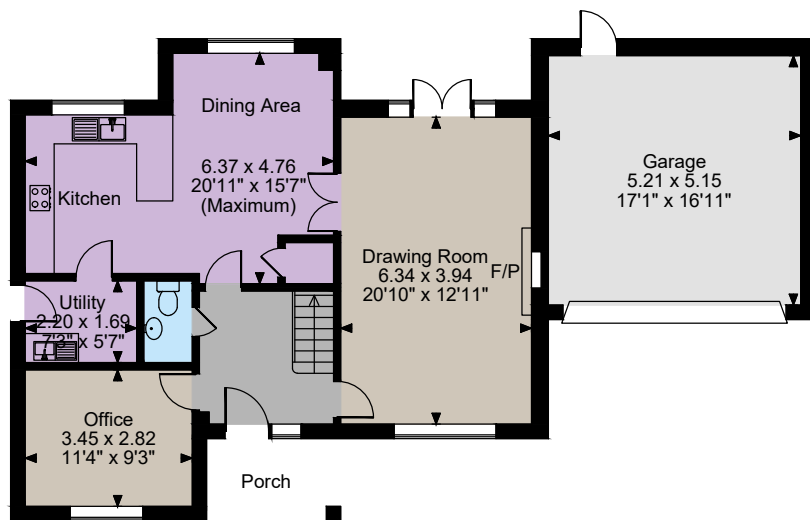
Key Locations

- Cranbourne Park
- The Royal County Of Berkshire Polo Club
- Windsor Great Park
- The Savill Garden
- Ascot Racecourse
- Westmorland Park

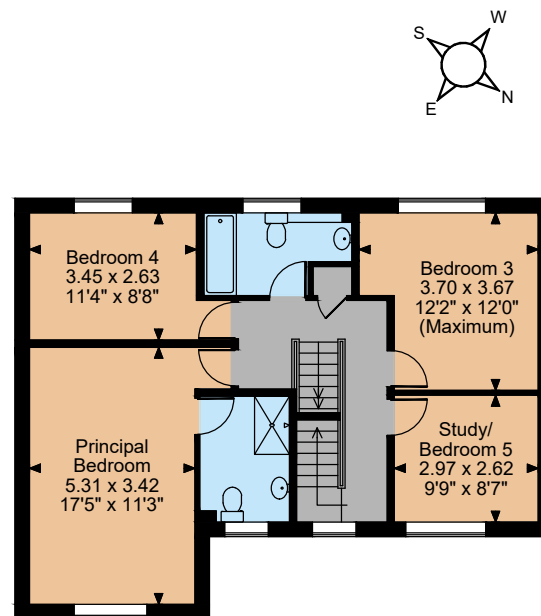
Nearby Schools

- Ascot Heath Primary School
- LVS Ascot
- St. George's School
- Papplewick
- St. Mary's School Ascot
- Sunningdale School
- Woodcote House School
- Heathfield School
- The Marist School
- Charters School
- Lambrook School

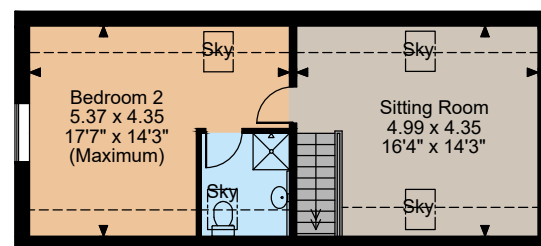




Ground Floor



First Floor

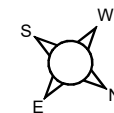


Second Floor

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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 1,972 sq ft (183 sq m)

Garage internal area 289 sq ft (27 sq m)

Total internal area 2,261 sq ft (210 sq m)

For identification purposes only.

Directions

SL5 8EN

///what3words: bridge.firmly.booth brings you to the driveway

General

Local Authority: Bracknell Forest Borough Council - 01344 352000

Services: Mains electricity, gas, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: D

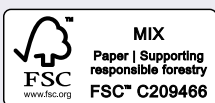
Ascot

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