



18 Chanctonbury Drive

Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive detached house with beautifully landscaped gardens, in an exclusive private drive

An exceptional detached house with spacious accommodation, attractive, traditionally-styled décor and splendid landscaped gardens. The property enjoys a desirable position on a leafy private drive, yet is just moments from local amenities and excellent transport connections



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDENS



FREEHOLD



TOWN



2.852 SQ FT



**GUIDE PRICE
£1,650,000**



The property

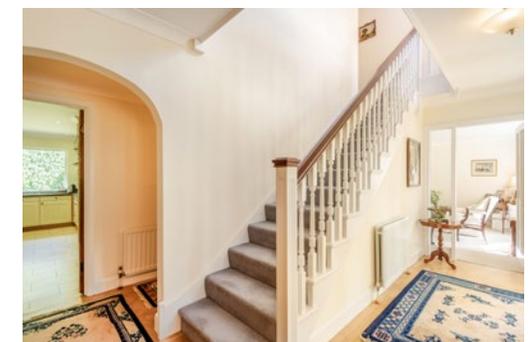
18 Chanctonbury Drive is an outstanding detached family home that offers impressive accommodation arranged across two floors. The property displays attractive brick and hung tile elevations, as well as leaded windows, while inside the décor is understated, with a neutral colour palette, making for an inviting and relaxed setting for family living or entertaining.

At the entrance, a porch leads into a welcoming inner reception hall, which provides access to several of the ground-floor reception rooms. These include the elegant drawing room, featuring a central fireplace, a bay window to the front allowing plenty of natural light, and French doors to the rear, opening onto the patio. Double doors connect the this room to the formal dining room, which also enjoys direct access to the gardens via bi-fold doors.

Additional reception rooms include a useful study for home working, as well as a relaxed, dual-aspect sitting room. At the heart of the ground floor is the spacious farmhouse-style kitchen/breakfast room, featuring

integrated appliances and plenty of room for a casual breakfast table. Adjoining the kitchen, the utility room offers additional storage and space for appliances, and located off the reception hall is a guest cloakroom.

The first floor comprises five well-appointed bedrooms, all featuring wardrobe storages. The principal bedroom enjoys gardens views and a private en suite with both a bath and a separate shower, while the remaining rooms are served by a similarly equipped family bathroom.



Outside

At the entrance to the property the driveway provides access, between the high border hedging, to the parking area in front of the house, while also leading to the double garage. The garage is integrated, providing the opportunity to convert into further living accommodation if required, subject to the necessary consents.

The beautifully tended rear garden showcases a master class in structural landscaping, featuring a variety of evergreen shrubs meticulously clipped into soft, organic forms; tiered heights and contrasting colours of foliage create a sense of depth and privacy. To the rear of the house, and accessed from the drawing room and dining room, a paved patio provides excellent al fresco dining and relaxation space.

Location

Chanctonbury Drive is conveniently situated for the day-to-day shopping amenities of Sunningdale which include a Waitrose supermarket. Nearby Ascot offers

independent and high street stores whilst further more extensive facilities are available at Windsor, Bracknell, Camberley and Guildford.

For the commuter, there is easy access to the M3 motorway which offers a direct route to the major road networks including the M25 for access to Heathrow and Gatwick Airports.

For golfing enthusiasts, the prestigious Sunningdale Heath Golf Club, Wentworth, Swinley Forest and the Berkshire are all within easy reach. Horse racing may be enjoyed at Ascot and Windsor racecourses whilst polo is available at Smiths Lawn and The Royal County of Berkshire Polo Club. Virginia Water Lake, Savill Garden and Windsor Great Park provide picturesque walking opportunities. There is also a good choice of schools in the vicinity, in both the state and private sectors.



Distances

- M3 (Jct 3) 3.8 miles
- Sunningdale station 0.9 miles
- Ascot High Street 2.4 miles
- Woking 8.8 miles
- Windsor 9 miles
- Heathrow Airport T5 10.5 miles
- Central London 28 miles

Nearby Stations

- Sunningdale Station
- Ascot Station
- Martins Heron Station
- Bracknell Station

Key Locations

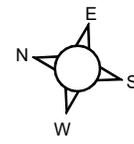
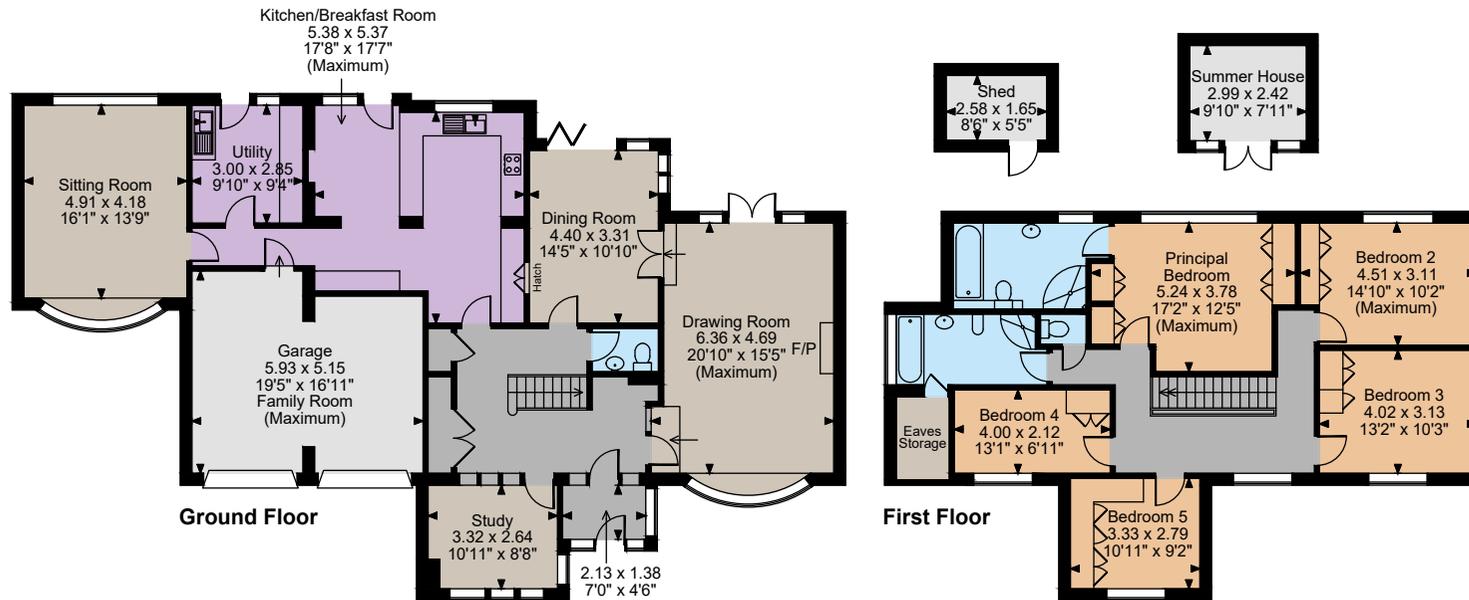
- Ascot Racecourse
- Sunningdale Golf Club
- Wentworth Golf Club
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse

- Savill Garden
- Virginia Water Lake
- LEGOLAND Windsor Resort
- Runnymede

Nearby Schools

- Sunningdale
- Charters, Sunningdale
- The Marist School, Ascot
- St Mary's School Ascot
- St George's, Ascot
- Heathfield, Ascot
- Papplewick, Ascot
- LVS, Ascot
- Woodcote House, Windlesham
- Hallgrove, Bagshot
- Lambrook, Winkfield Row
- Eton College





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

House internal area 2,544 sq ft (236 sq m)
 Garage internal area 308 sq ft (29 sq m)
 Shed & Summer House internal area 124 sq ft (12 sq m)
 Total internal area 2,976 sq ft (276 sq m)
 For identification purposes only.

Directions

Post Code: SL5 9PT

what3words: ///send.traded.test

General

Local Authority: Royal Borough of Windsor and Maidenhead

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band H

EPC Rating: TBC

Ascot

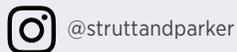
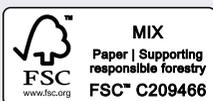
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