

31 Cheapside Road  
Ascot, Berkshire



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& Parker

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An elegant, four-bedroom detached family home set within a third of an acre of beautifully landscaped gardens

The property

Set within approximately a third of an acre, a bright and airy detached family home providing generous living space. The accommodation features an expansive sitting room centred around a fireplace, with double doors opening into a striking, open-plan kitchen and dining room. The contemporary kitchen is beautifully appointed with sleek Shaker-style cabinetry, eye-catching patterned flooring, and integrated eye-level double ovens. The workspace is enhanced by a discreet, flush-mount ceiling extractor fan positioned directly over the induction hob. Conveniently located off the kitchen is a separate utility room and guest cloakroom.

The accommodation is completed by a family bathroom and four bedrooms, including the principal bedroom with an en suite shower room.

Outside

The property is approached via a classic 5-bar gate, opening onto a block-paved driveway that leads past the charming facade, festooned with mature climbing wisteria. The driveway continues alongside the house, offering ample parking and leading down to a detached double garage.

The landscaped rear garden is thoughtfully arranged over two tiers. From the lower lawn, steps lead up through a low retaining wall to the main garden area. A detached garage sits adjacent to the lower tier which is bordered by mature shrubs and trees to frame the space and provide excellent privacy and seclusion.

1,518 sq ft (141 sq m) excl. garage

3 reception rooms

4 bedrooms (1 en suite)

2 bathrooms & guest cloakroom

Detached double garage

Off-road parking

Extensive landscaped garden

Freehold | Town location

Guide price £1,000,000



Location

Located in the peaceful hamlet of Cheapside, just outside Ascot, this home benefits from a village pub and primary school on its doorstep. Bustling Ascot High Street satisfies daily shopping and dining needs with variety of shops and a good choice of pubs, bars and restaurants. Sunningdale's Waitrose store is only a short drive away.

The surrounding area offers a wide variety of top-tier Leisure activities. Nature lovers can enjoy scenic walks through Windsor Great Park, Swinley Forest, Savill Garden and Virginia Water. Golfers have easy access to prestigious clubs like Wentworth, Sunningdale, Swinley Forest and The Berkshire. Additionally, for horse racing fans both Ascot and Windsor offer race days and events.

Ascot is within easy reach the M3, M4 and M25 and there are regular train services to London (less than an hour by train to London Waterloo).

Exceptional education defines this area, which features premier state and independent schools. Highlights include Charters, LVS Ascot, Heathfield, St. Mary's, St. George's, Papplewick, Sunningdale, Lambrook, The Marist, and Eton College.

Postcode region: SL5

General

Local Authority: Royal Borough of Windsor & Maidenhead  
Services: Mains electricity, gas, water and drainage  
Council Tax: Band D  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Approximate Floor Area = 141.0 sq m / 1518 sq ft  
Garage = 29.1 sq m / 313 sq ft  
Total = 170.1 sq m / 1831 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91369

## Strutt & Parker Ascot

37 High Street, Ascot, Berkshire SL5 7HG  
01344 636960 | ascot@struttandparker.com



@struttandparker struttandparker.com

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