



5 Church Road
Ascot, Berkshire



Stylish, contemporary living in a highly sought-after location, just moments from a wealth of amenities

An immaculately presented, modern family home, enhanced to offer a light, airy and versatile layout with accommodation across three floors. Seamless access to a well-designed, low maintenance rear garden provides a sociable outdoor environment



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



OFF-ROAD PARKING



LANDSCAPED GARDEN



FREEHOLD



TOWN



1,870 SQ FT



**GUIDE PRICE
£900,000**



The property

Offering a light-filled home, with appealing, up-to-date styling, the property provides flexibility, easy comfort and practicality for modern family life.

The bright reception hall, with its length of stone tiled flooring, opens into a bay-fronted drawing room which enjoys the warming ambience of a wood-burning stove. A second reception room provides a versatile space with options for use as a children's playroom, a snug or an office for home-workers.

To the rear, natural light floods the impressive open-plan kitchen/breakfast and living room courtesy of the expanse of bi-folding doors, which create a continuous flow from the inside to the outside. The kitchen features under-floor heating, contemporary cabinetry in two complementary colour tones with sleek stone work surfaces, integrated appliances, and a boiling water tap; an adjoining utility room provides bespoke laundry space and additional storage. A cloakroom completes the accommodation on the ground floor.

A striking stained-glass window is an impactful focal point on the journey upwards to the first floor accommodation, which comprises three bedrooms and a modern, family bathroom. The principal en-suite room is at this level with two windows offering a westerly outlook.

A further stairway rises to the second floor, where a smart bathroom is positioned between two additional rooms with excellent bespoke carpentry and eaves storage. This tucked-away setting at the top of the house offers further sleeping quarters, or enables potential to create games/leisure/music rooms or quiet study areas.



Outside

An inviting outdoor area is on offer in the rear garden, with an expanse of paved terracing including a spot beneath the shade of a pergola, and a seating/dining area. Perfect for relaxation, entertaining, family gatherings or a morning coffee, the garden is a sociable extension to the home with a seamless transit via the bi-folding doors. To the front, off-road parking is available behind picket fencing with gated access.

Location

Known for its world-famous racecourse, Ascot is a prestigious town with a bustling High Street providing amenities required for day-to-day living, including a variety of shops and a good choice of pubs, bars and restaurants, while there is a Waitrose in Sunningdale. The nearby towns of Windsor, Bracknell, Maidenhead, Camberley and Reading offer a wider range of shopping, leisure and dining options.

For the commuter, the property is well placed for rail services to London Waterloo from the local station in Ascot (just moments from the property), while road

links are also excellent with the M3, M4 and M25 all easily accessed. Ascot is surrounded beautiful countryside, yet is within easy commuting distance of Central London.

Leisure facilities are plentiful and of excellent quality in the surrounding locale, with Windsor Great Park nearby, and the renowned Wentworth and Sunningdale golf clubs close at hand. Horse racing is available at Ascot and Windsor racecourses, and boating and rowing on some stretches of the River Thames.

The area is also served by a superb range of schools, in both the state and independent sectors, including the outstanding-rated comprehensive Charters School, in Sunningdale.



Distances

- M3 (Jct 3) 3.9 miles
- M25 (Jct 13) 8.3 miles
- M4 (Jct 8/9) 8.6 miles
- Ascot High Street 0.8 miles
- Sunningdale 2.4 miles
- Windsor 7 miles
- Heathrow Airport (T5) 11.6 miles
- Central London 29 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Racecourse
- Legoland
- Runnymede

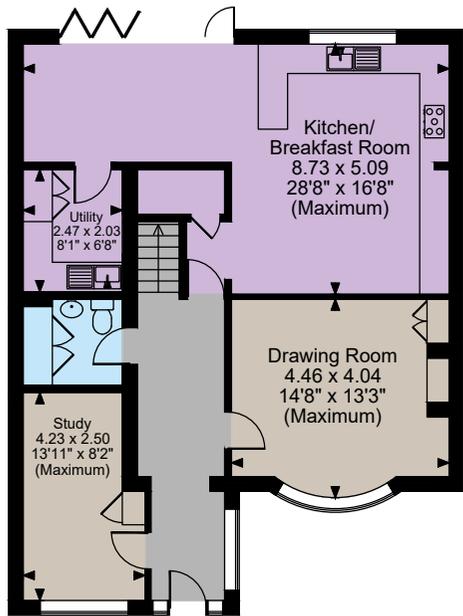
Nearby Schools

- LVS Ascot
- St. Georges School, Ascot
- St. Mary's School, Ascot
- Heathfield School, Ascot
- Papplewick School, Ascot
- The Marist School, Ascot
- Sunningdale School
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row

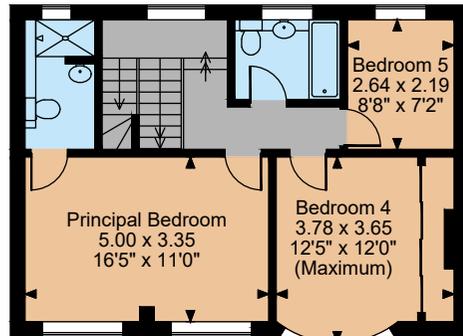
Nearby Stations

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

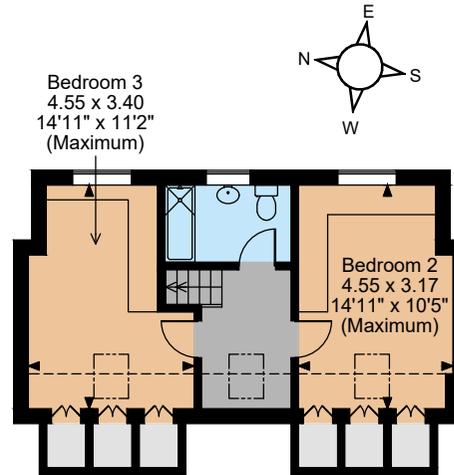




Ground Floor



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

House internal area 1,870 sq ft (174 sq m)
For identification purposes only.

Directions

Post Code: SL5 9DP

what3words: ///dock.bank.basin

General

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

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 G

EPC Rating: C

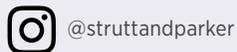
Ascot

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