



3 Earleywood Pines

Coronation Road, Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Charming 5-bedroom home in an enviable 'tucked away' location and backing onto fields

An attractive generously-proportioned property, configured to provide an elegant and practical living and entertaining environment with neutral décor and quality fixtures and fittings throughout. It is located in an exclusive courtyard development in one of the area's most exclusive roads, near to local amenities.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDEN



FREEHOLD



VILLAGE



2,298 SQ FT



**GUIDE PRICE
£1,750,000**



The property

Situated at the end of a long tree-lined driveway and enjoying a semi-rural setting, the property forms the central section of a prestigious courtyard development and is adorned with a pretty, mature wistaria. 3 Earleywood Pines is a highly appealing family home offering almost 2,300 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to provide an elegant and practical setting for both living and entertaining, with neutral décor and quality fixtures and fittings throughout, the accommodation flows from a spacious yet welcoming reception hall with useful storage and a cloakroom. It includes a generous dual aspect sitting room with a feature fireplace housing a wood-burning stove, and French doors opening onto the rear terrace; a large rear-aspect dining room, also with French doors to the terrace; and an expansive orangery with picture windows on three sides, offering delightful views over the rear garden. A large vaulted sky lantern further enhances this space, flooding it with natural light. The ground floor accommodation is completed by a

generous dual aspect kitchen, fitted with a range of wall and base units including a large central island and bespoke fitted seating, complementary quartz work surfaces and splashbacks, and modern integrated appliances including a range cooker. There is also space for a sizeable table for more informal dining and French doors to the rear terrace.

On the first floor, which features a wealth of vaulted ceilings with exposed beams, a spacious split-level landing gives access to a principal bedroom with a front aspect bay window, extensive full-height fitted storage, a dressing room and a contemporary en suite shower room. Four further bedrooms, two with fitted storage, and a modern family bathroom, complete this level.



Outside

The development is approached via a tree-lined shared gravel driveway leading to the property's double garage. The driveway continues through an arched entrance to a gravelled courtyard providing resident and visitor parking, which also offers access to a useful external store and the property's entrance.

To the rear, the enclosed and beautifully landscaped garden is a fine feature of the property and is predominantly laid to lawn, bordered by well-stocked flower and shrub beds. A paved terrace provides superb al fresco dining/seating space and there is an additional circular paved area offering additional options for outdoor dining and relaxation.

Location

The property enjoys a discreet semi-rural location, surrounded by beautiful countryside, yet is within easy reach of local amenities. Ascot and Sunningdale offer a range of shops, bars and restaurants, whilst the towns of Windsor Maidenhead, Camberley, Guildford and Reading provide a further more extensive range

facilities. There is also easy access to the motorway network, rail services and Heathrow Airport (just 12 miles away).

Sporting and leisure facilities in the area include horse racing at Ascot and Windsor, boating on some stretches of the River Thames, golf at Wentworth, Sunningdale, and Swinley Forest, and horse riding on Chobham Common and in Windsor Great Park (subject to a riding permit).

Educational opportunities in the area are superb with many excellent schools in both the independent and state sectors.



Distances

- M3 (Jct 3) 2.7 miles
- M25 (Jct 13) 10 miles
- Ascot 2 miles
- Sunningdale 2.8 miles
- Bracknell 5.8 miles
- Windsor 8.5 miles
- Heathrow Airport (T5) 12 miles
- Central London 29 miles

Nearby Stations

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

Key Locations

- Ascot Racecourse – 3 miles
- Wentworth golf club
- Windsor Great Park
- Virginia Water Lake

- Savill Garden
- Windsor Castle
- The Long Walk
- Windsor Racecourse

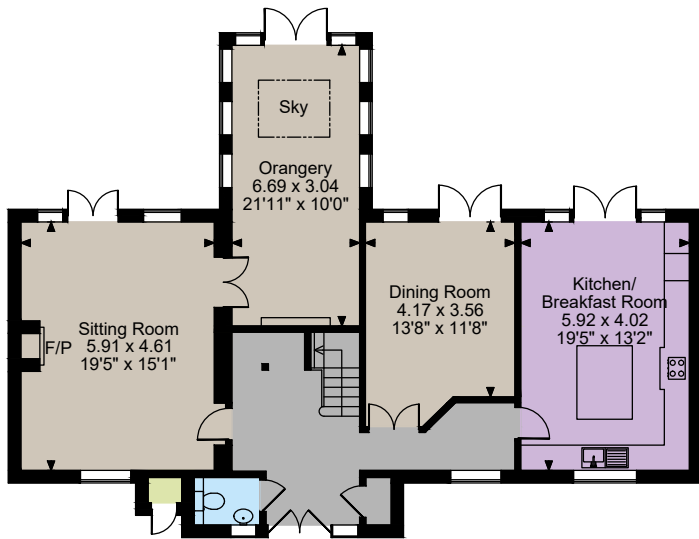
Nearby Schools

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

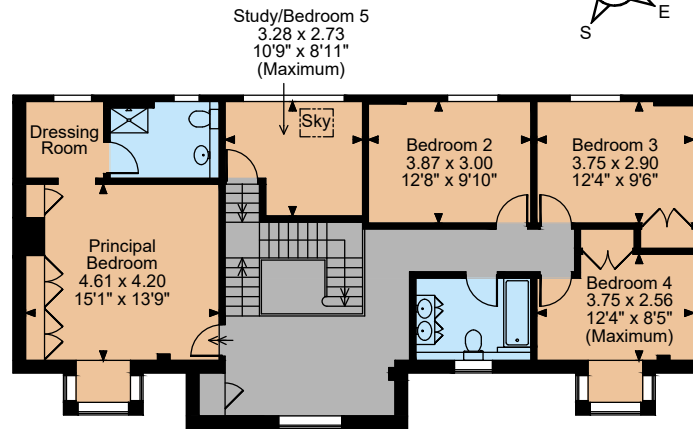








Ground Floor



First Floor



Floorplans

House internal area 2,298 sq ft (214 sq m)
 Garage internal area 321 sq ft (30 sq m)
 Total internal area 2,619 sq ft (243 sq m)
 For identification purposes only.

Directions

Post Code: SL5 9LH

what3words: ///that.trendy.cities - brings you to the driveway

General

Local Authority: Bracknell Forest Council

Services: Mains electricity, gas and water. Private drainage.

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

Council Tax: Band G

EPC Rating: C

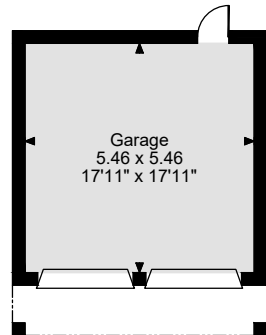
Ascot

37 High Street, Ascot, Berkshire

01344 636960

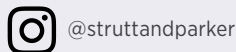
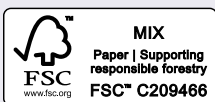
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