



Apartment 8, Wilbury Lodge

Dry Arch Road, Ascot, Berkshire

A stylish, 2 bedroom first-floor apartment in a desirable gated development

With stately architectural design, Wilbury Lodge is a handsome purpose-built gated development within easy reach of local amenities. The apartment offers immaculate presentation and appealing contemporary interior styling and enjoys the use of well-maintained communal gardens and allocated underground parking.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



U/GROUND PARKING



COMMUNAL GARDENS



LEASEHOLD



VILLAGE



1,030 SQ FT



**GUIDE PRICE
£495,000**



The property

The grand façade of Wilbury Lodge features red-brick elevations, ornate stonework, and a stately pillared entrance. The apartment is situated on the first floor, which is reached via a majestic staircase rising from the bright, elegant communal reception hall, with the provision of a lift ensuring ease of access.

Once over the threshold of the apartment, the modern, timber flooring provides practicality and a sense of cohesion extending along the length of the hallway and through to the kitchen.

Double doors open into the refined comfort of the dual-aspect sitting/dining room, where there is ample space for a seating zone and for a dining area.

The neatly-designed kitchen is adjacent and features sleek wall and base level cabinetry, with stone work surfaces and integrated appliances.

There are two well-proportioned bedrooms, both with fitted wardrobe storage. The principal bedroom has the benefit of an en suite shower room, which is stylishly appointed and with attractive wall-tiling, and a separate bathroom services the second bedroom.



Outside

The apartment building lies within gated grounds with security gates at the entrance creating peace of mind and privacy. There are visitor car spaces in the grounds, with two underground parking spaces allocated to the apartment, along with a storage room.

There are splendid landscaped communal gardens with expanses of lawn, established shrubs, lengths of clipped evergreen hedging and borders of mature trees, providing a sense of shelter and seclusion.

Location

Wilbury Lodge occupies a prestigious position a short distance from the village of Sunningdale and within easy reach of both Sunninghill and Ascot just to the north. The village provides local amenities including a Waitrose supermarket, with Ascot High Street offering a comprehensive range of shopping and leisure facilities. Further, more extensive amenities are available in the towns of Windsor, Guildford, Camberley, Bracknell and Reading.

Road-users are within reach of links to the M3, M25 and the M4 and rail services to London (Waterloo) are available from Sunningdale and Ascot stations.

Leisure and sporting facilities in the area are varied and include golf at Sunningdale, Wentworth, Windlesham and Swinley Forest; horse racing at Ascot and Windsor; and horse riding on Chobham Common and in Windsor Great Park.

Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills and there is well-regarded schooling in the vicinity, in both the state and independent sectors.



Distances

- M3 (Jct 3) 4.2 miles
- 25 (Jct 13) 6.7 miles
- M4(Jct 13) 6.7 miles
- Sunningdale 0.5 mile
- Sunninghill 1 mile
- Ascot High Street 2.5 miles
- Windsor 7.6 miles
- Heathrow Airport (T5) 9.6 miles
- Central London 27.3

- ACS International School, Egham
- The American International School, Thorpe

Nearby Stations

- Sunningdale Station
- Ascot Station
- Virginia Water
- Martins Heron
- Bracknell
- Bagshot

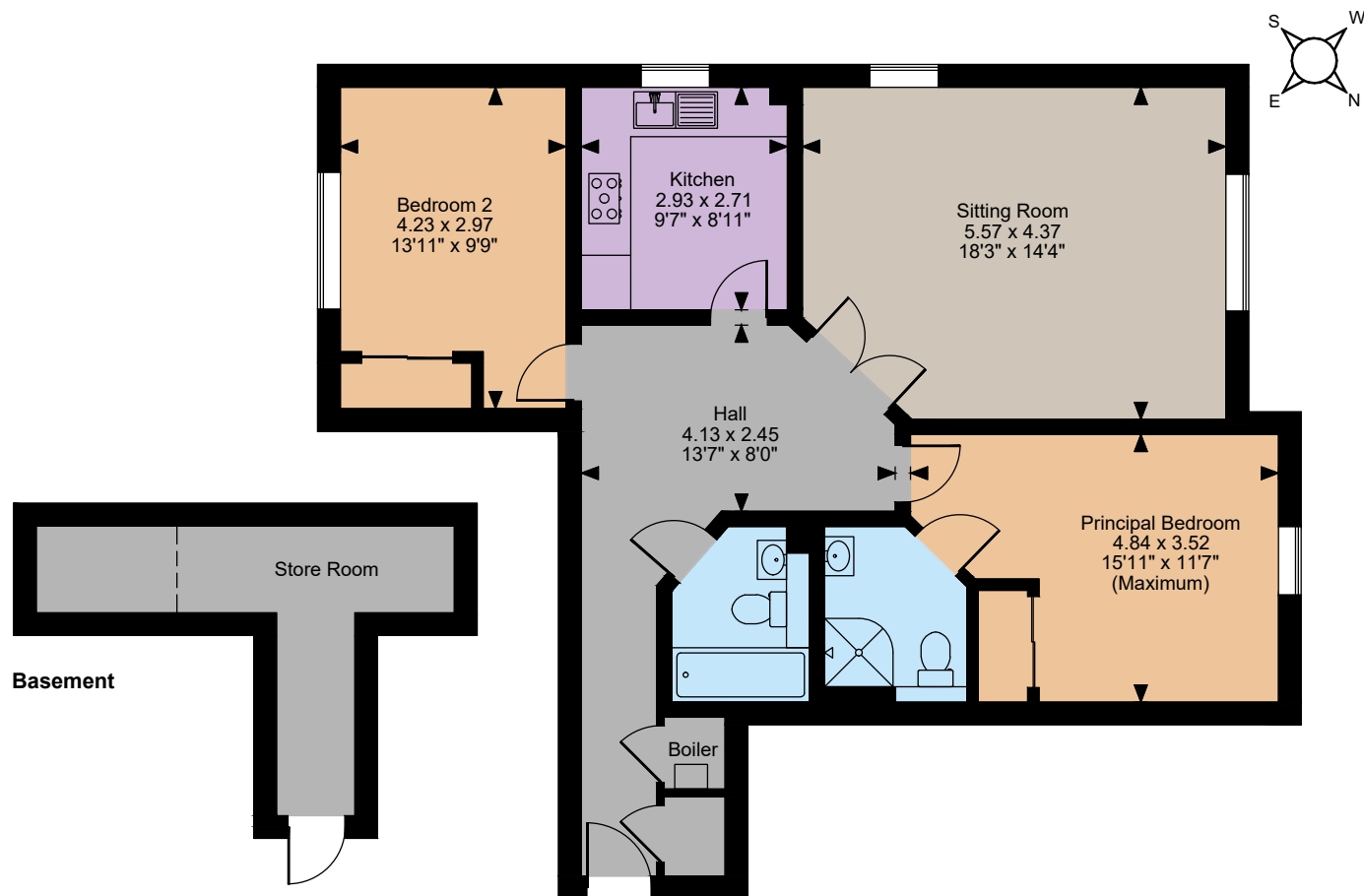
Nearby Schools

- LVS, Ascot
- St. George's, Ascot
- St. Mary's, Ascot
- Papplewick, Ascot
- Heathfield, Ascot
- Lambrook, Winkfield Row
- Royal Holloway University, Egham
- Wellington College, Crowthorne
- Eton College, Eton

Key Locations

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





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 1,030 sq ft (96 sq m)

For identification purposes only.

Directions

SL5 0DB

what3words ///giant.impact.seat - brings you to the driveway

General

Local Authority: Borough of Windsor & Maidenhead -

Services: Mains services

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

Council Tax: Band E

EPC Rating: B

Tenure: Leasehold - 125 years from 1st January 2005

Service Charge: £3,600 p.a. (commencing 01/01/2025)

Ground Rent: £250 p.a.

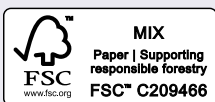
Ascot

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