



63 Fernbank Road, Ascot, Berkshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# 63 Fernbank Road Ascot, Berkshire SL5 8HB

A traditional, semi-detached home with delightful garden and within easy reach of amenities

M3 (Jct 3) 5 miles, M25 (Jct 13) 9.6 miles, M4 (Jct 10) 8 miles, Martins Heron station 1.7 miles (London Victoria 57 minutes), Ascot station 1.9 miles (London Waterloo 57 minutes), Windsor 6.2 miles, Heathrow Airport (T5) 12.7 miles, Central London 32 miles

Reception hall | Sitting room | Family room  
Kitchen/dining room | Utility/boot room  
Cloakroom | 5 Bedrooms | Family bathroom  
Shower room | Gardens | Driveway parking  
EPC rating D

## The property

With its enhanced interior styling and layout, the property offers an open ambience and versatility, with light-filled accommodation arranged over two floors. The spacious hallway gives access into a front aspect family room, with features including a bay window recess and an attractive fireplace with decorative tiling. Beyond, a double-zoned sitting room provides a relaxed setting where seating can be arranged around a fireplace, as well as glazed sliding doors which ensure the room is filled with natural light and offer a link to the outside environment. Fitted with modern units with stone work tops and upstands, the generous kitchen/dining room has French doors which open to the garden terrace. Ancillary space is provided by the former integral garage which is now host to a generous utility and boot room, with useful additional storage.

On the first floor, the principal bedroom has an entire wall of fitted wardrobe cupboards and features a bay window. There are four further

bedrooms, with the option to utilise one or more as a home office, or study area, as well as a family bathroom and separate shower room with modern fittings.

## Outside

The property is approached via a block-paved driveway which provides parking for two cars, with an attractively planted bed to the side featuring grasses, spring bulbs and shrubs. Tiled steps lead up to the arched porch at the entrance to the home and a timber side gate provides a route to the rear garden. Enjoying a south-east facing aspect, this delightful outdoor sanctuary has an area laid to lawn framed by curved flower beds with a pleasing selection of perennial plants, shrubs and specimen trees. At the far margin, a timber archway and screening creates a subtle divide to an additional area of secluded garden, and within the grounds a pond with pretty aquatic planting provides a magnet to insects and birds. There are tranquil pockets to set up a garden bench and relax, whilst outdoor dining can be enjoyed on the paved terrace adjoining the back of the house.

## Location

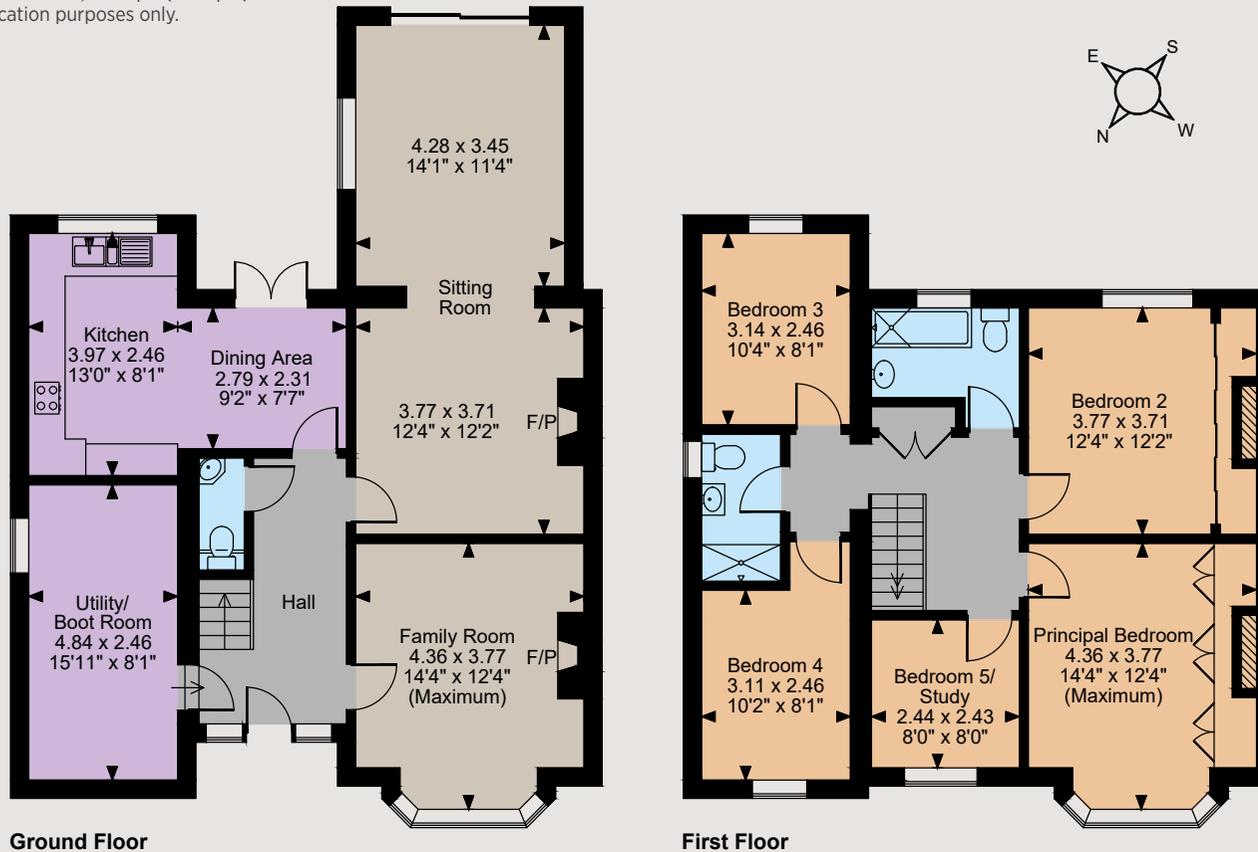
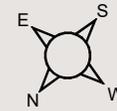
The property is situated on the northern fringes of Ascot, which is notable for the Ascot Racecourse, home of the prestigious Royal Ascot meeting. While the racecourse is the focus of the town, Ascot has a selection of thriving independent shops, cafés and restaurants, as well as a train station providing commuters with services into London. The nearby town of Windsor offers a comprehensive range of shopping, leisure and cultural amenities and road connections are excellent with easy access to both the M3 and the M25.

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





Floorplans  
House internal area 1,735 sq ft (161 sq m)  
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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## Location (cont.)

Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills and the area is fortunate to have excellent schools, both in the independent and state sectors, including Ascot Primary School, Ascot Day Nursery, Ascot Heath, Cranbourne, and the outstanding-rated Charters School (there is a bus stop directly over the road from the property).

## Directions

With Strutt & Parker's Ascot office on your right, continue straight over the mini roundabout, passing Ascot Racecourse on the right. At the Heatherwood roundabout, take the second exit into London Road and after about 0.6 mile, turn right into Fernbank Road. The property will be found on the left hand side after approximately half a mile.

## General

**Local Authority:** Bracknell Forest Council – Tel. 01344 424642

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £775,000

## Ascot

37 High Street, Ascot, Berkshire SL5 7HG

**01344 636960**

ascot@struttandparker.com

struttandparker.com

@struttandparker

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