



Tower Cottage, Friary Road, Ascot, Berkshire

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Tower Cottage

Friary Road, Ascot, Berkshire SL5 9HD

A charming detached family home, with flexible accommodation and delightful gardens

M3 (Jct.3) 3.2 miles, M4 (Jct.10) 10.5 miles, Ascot mainline station 0.8 miles (1 hour to London Waterloo), Sunningdale train station 2 miles (1 hour to London Waterloo), Ascot 1 mile, Sunningdale 2.2 miles, Windlesham 3 miles, Windsor 8 miles, Heathrow Airport 11 miles, Central London 27 miles

Reception hall | Sitting room | Family room/bedroom 6 | Kitchen/dining room | Utility room
Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms | Family bathroom | Store room | Garden room | Old boiler room | Detached double garage | Off-road parking | Landscaped garden | EPC rating E

The property

Tower Cottage presents an increasingly rare find for those seeking a house of immense character and charm, with an opportunity to update/extend (subject to planning permission). Set over two floors, the light and airy accommodation provides flexibility and is equally suited to both family life and entertaining. The many features of the property include parquet flooring, high ceilings, a charming fireplace in the sitting room, and an oriel window to the mezzanine landing.

To the ground floor are two reception rooms: an elegant dual aspect sitting room with a beautiful Victorian fireplace and three sets of French doors providing a seamless inside to outside living environment, and a family room with its own outside access and currently being utilised as a sixth bedroom.

The social hub of the home is a generously proportioned open-plan kitchen/dining room with double doors opening into the sitting, thereby providing excellent entertaining space. An adjacent utility room, a store room and a cloakroom complete the accommodation on the ground floor.

From the reception hall, stairs rise to a spacious first floor landing, around which five bedrooms are arranged, including the impressive principal bedroom and en suite bathroom. There is also a family bathroom featuring a bathtub and separate shower cubicle.

Outside

The elegant gardens are a fine feature of the property and afford various aspects in which to relax, including a rear terrace that provides the ideal spot for 'al fresco' dining and entertaining. The rear garden is principally laid to lawn, enclosed by established shrubs and trees that provide a sense of seclusion and privacy.

The property is approached via a driveway that also leads to the detached double brick-built garage and provides additional parking for several vehicles. Outbuildings include a garden room and a former boiler room.







Location

Tower Cottage is located on a premier road within the highly sought-after area of South Ascot and close to Sunninghill with its variety of amenities, including a range of local independent shops, wineries and eateries. The nearby towns of Windsor, Fleet and Reading all offer a more extensive range of shopping and leisure facilities, and are easily accessible via car or public transport.

There are many local attractions nearby including Ascot Racecourse, Windsor Castle, Virginia Water Lake and the Windsor Great Park, as well as a wide range of sporting clubs, such as polo at The Guards Polo Club and The Royal Berkshire Polo Club, many tennis clubs and several golf courses including Wentworth, Sunningdale, The Berkshire and Swinley Forest.

The area has an impressive list of highly regarded public and state schools, including Lambrook, Papplewick, Sunningdale, Eton College, Charters School, The Marist School, Woodcote House and St Mary's, to name a few.

Local communications are excellent, and the property is perfectly located for commuters, being within easy reach of both Ascot and Sunningdale train stations which provide services into London Waterloo within the hour. Ascot is conveniently located for the M3, M4 and M25 motorways, as well as Heathrow airport.

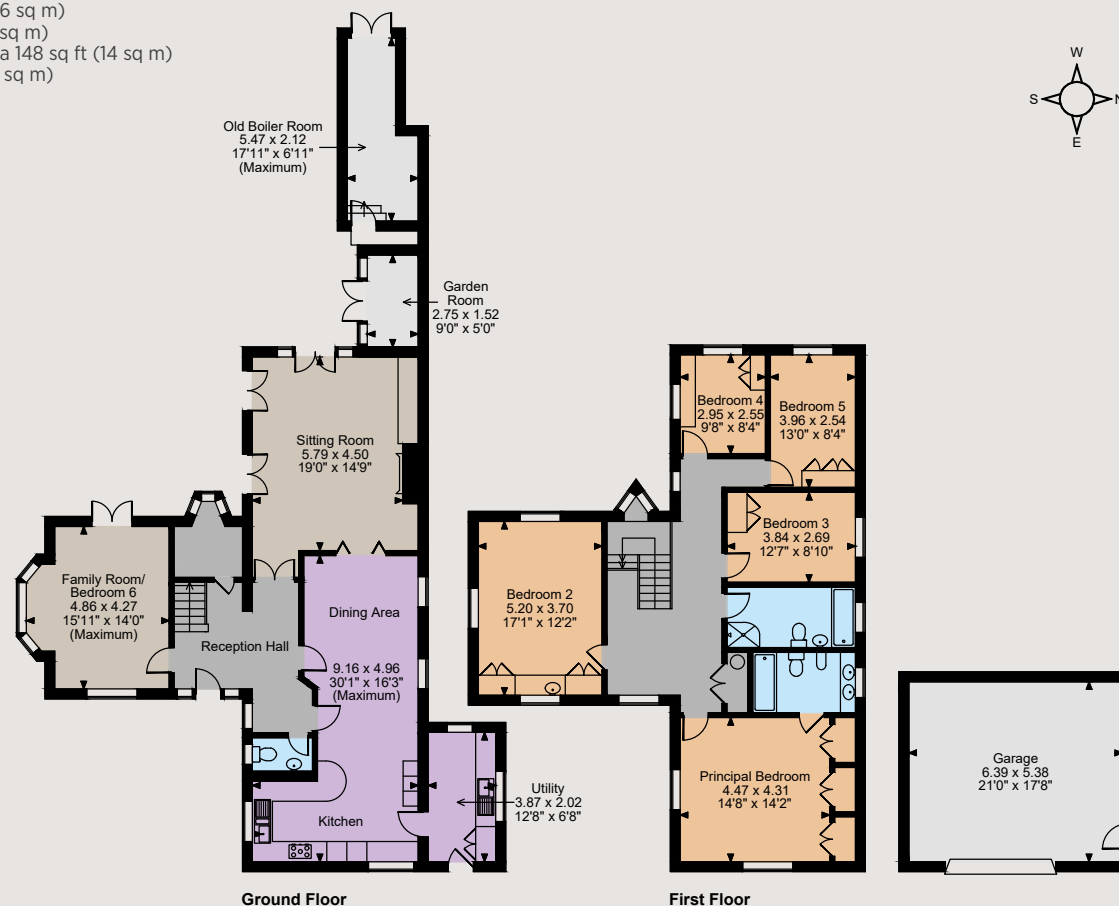






Floorplans

House internal area 2,432 sq ft (226 sq m)
Garage internal area 370 sq ft (34 sq m)
Old Boiler Room/Shed internal area 148 sq ft (14 sq m)
Total internal area 2,950 sq ft (274 sq m)
For identification purposes only.



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

With Strutt & Parker's Ascot office on your right, head east along the High street, and take the first exit at the roundabout onto Station Hill, A330. Pass Ascot Station and South Ascot playground on the right and turn right into Friary road: Tower Cottage can be located on the right hand side of the road, after the bend.

General

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

Services: Mains electricity, gas, water and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,850,000

Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

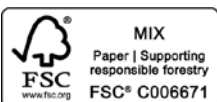
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