



# 5 Gatcombe Crescent

Ascot, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## A modern 4-bedroom townhouse located in an exclusive cul-de-sac development close to local amenities

An attractive mid-terrace family home with neutral décor throughout that creates elegant and cohesive living and entertaining space. It is in a highly-desirable area to the north of Ascot, within striking distance of the High Street and racecourse.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**1997 SQ FT**



**GUIDE PRICE  
£862,500**

### The property

5 Gatcombe Crescent is an attractive part-rendered and part tile-hung family home offering almost 2,000 sq ft of light-filled flexible accommodation arranged over three floors.

Configured to provide practical, elegant and cohesive family and entertaining space, the accommodation flows from a welcoming reception hall with tiled flooring, useful storage and a cloakroom. The ground floor comprises a spacious sitting room with double doors to a generous conservatory with an angled glazed roof and French doors to the rear terrace, and a well-proportioned kitchen with a front aspect bay window, a range of contemporary wall and base units, a feature wooden breakfast bar, complementary work surfaces and splashbacks, and modern integrated Miele and Siemens appliances.

On the first floor, a generous landing gives access to a useful utility area, a rear aspect double bedroom with fitted storage and en suite shower room, a further front aspect double bedroom, and a modern family

bathroom. The second floor is arranged to provide a part-vaulted principal bedroom with fitted storage and contemporary fully-tiled en suite shower room, and the property's remaining front aspect double bedroom

### Outside

The part-walled enclosed rear garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds, and a paved terrace is ideal for entertaining and al fresco dining. There is direct access from the garden to the garage, and a gate provides access to the property's additional parking.

### Location

The small bustling town of Ascot offers boutique and High Street shopping, supermarkets, petrol stations, restaurants, pubs and coffee shops. There are further amenities, including a Waitrose store, in nearby Sunningdale, whilst Windsor has further more extensive shopping facilities and a wide range of restaurants.



## Location

Ascot is surrounded by miles of beautiful countryside, with local attractions including Windsor Castle, Windsor Great Park, the Theatre Royal Windsor and Virginia Water Lake.

Leisure facilities are plentiful and of excellent quality in the surrounding area, with the majestic Windsor Great Park close-at-hand, and the renowned Wentworth and Sunningdale golf clubs within easy reach.

Communication links are excellent: the M3 and M4 link to London and the motorway network, and Ascot station (1.5 miles) offers regular services to Reading, Guildford and Central London (London Waterloo 57 minutes).

The area is fortunate to have numerous excellent schools, in both the state and private sectors, including the outstanding-rated comprehensive, Charters School, in Sunningdale.



## Distances

- M3 (Jct 3) 5.2 miles
- M4 (Jct 6) 7.5 mile
- M25 (Jct 13) 9 miles
- Ascot High Street 1.1 miles
- Sunningdale 4 miles
- Windsor 6.3 miles
- Camberley 8.5 miles
- Heathrow Airport (Terminal 5) 13.5 miles
- Central London 30.5 miles

## Key Locations

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

## Nearby Stations

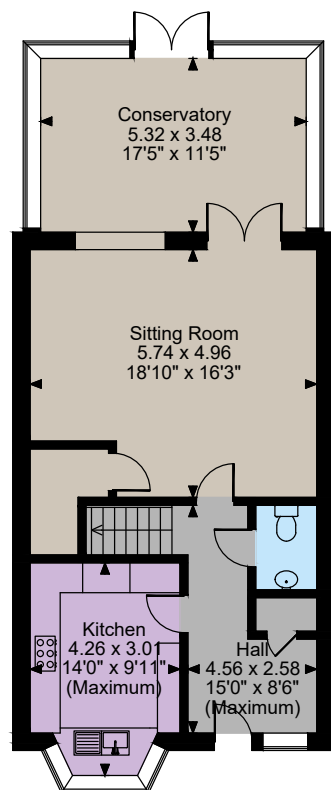
- Ascot Station
- Sunningdale
- Martins Heron Station
- Bracknell Station

## Nearby Schools

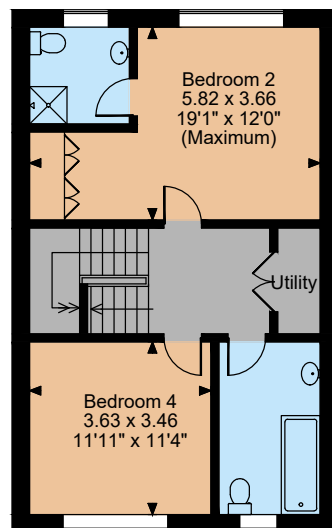
- LVS Ascot
- St. Georges School, Ascot
- St. Mary's School, Ascot
- Heathfield School, Ascot
- Papplewick School, Ascot
- The Marist School, Ascot
- Sunningdale School
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row
- ACS International School, Egham
- American International School (TASIS), Thorpe



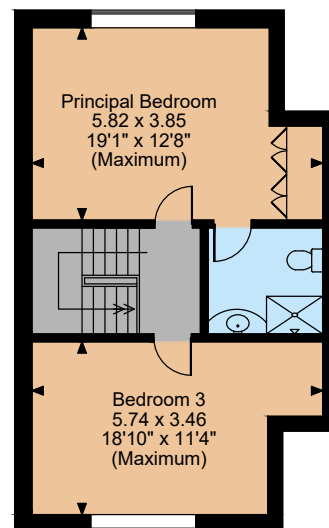




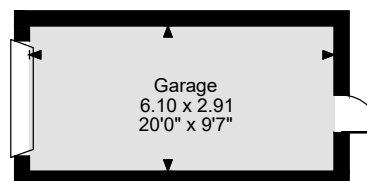
Ground Floor



First Floor

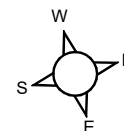


Second Floor



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

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## Floorplans

House internal area 1,997 sq ft (186 sq m)

Garage internal area 191 sq ft (18 sq m)

Total internal area 2,188 sq ft (203 sq m)

For identification purposes only.

## Directions

SL5 7HA

**what3words:** ///safe.dizzy.closed - brings you to the property

## General

**Local Authority:** Royal Borough of Windsor & 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

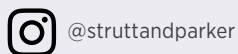
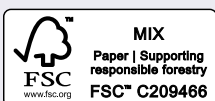
## Ascot

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