



63 Geffers Ride

Ascot, Berkshire



A stylishly appointed property with up to five bedrooms, set in a sought-after private development in the heart of Ascot

A beautifully presented detached family home set on a peaceful residential road in leafy, private Burley Wood. Situated just half a mile from Ascot town centre, the property is conveniently positioned for local amenities and transport connections, while offering attractive, flexible, contemporary living space and an attractive private garden.



The property

63 Geffers Ride is an impressive detached home offering light, airy and flexible accommodation arranged over two floors. The property is finished with modern styling throughout, while tall windows welcome plenty of natural light and frame views of the leafy wooded gardens, creating a tranquil, relaxing atmosphere.

The main ground floor reception room is the sitting room. It runs from the front to the rear, measuring 40 ft providing two distinct living and dining areas, partially divided by the central brick fire place, to the side of which there is a bay window sitting area. There is space for a family dining table and a spacious seating area, while full-height windows and glass doors provide views across the garden. There is also an open, social kitchen and dining room with dual sliding glass doors opening onto the rear gardens and bringing the outside in. The kitchen itself is fitted with sleek, modern units in white, while there are also integrated appliances, including a double oven with warming drawer, an induction hob, a gas burner and

an extractor hood. The dining area provides space for a high breakfast table/work area and a family dining table. There is also a useful utility room providing space for further home storage and appliances. At the entrance by the front door there is a guest toilet and shower.

Upstairs there are up to five bedrooms, one of which is ideal for use as a study or a dressing room. The generous principal bedroom overlooks the rear garden and features a vaulted ceiling with a skylight overhead, and an en suite shower room, while two further bedrooms benefit from large fitted, mirrored wardrobes. The first floor also has a family bathroom with a bathtub and a separate shower unit, and a door leading from the landing to a balcony overlooking the garden at the side of the house.

The ground floor living areas have Kahrs wooden floors. The kitchen and downstairs dining room as well as upstairs bathrooms have underfloor heating. Windows throughout are triple glazed and have wood and aluminium frames.



Outside

At the front of the house, the garden has an area of lawn, sheltered by mature trees, as well as a driveway with parking space for several vehicles and access to the detached double garage. The wrap-around garden at the sides and rear is also sheltered by mature trees, providing a feeling of peace and seclusion. It features patio areas for al fresco dining, with lawns beyond and border beds filled with various established shrubs and flowering perennials.

Location

Known for its world-famous racecourse, Ascot is a prestigious town in a highly desirable and well-connected area. Ascot itself has a small High Street with many of the amenities required for day-to-day living, including a variety of shops and a good choice of pubs, bars and restaurants, while there is a Waitrose in Sunningdale. Leisure facilities are plentiful and of excellent quality in the surrounding locale, with the majestic Windsor Great Park nearby, and the renowned Wentworth golf club close at hand. Ascot is within easy reach of central London (56 minutes to

London Waterloo), and offers several excellent schools, including the outstanding-rated comprehensive, Charters School, in Sunningdale.



Distances

- Ascot town centre 0.7 miles
- Sunningdale 3.4 miles
- Virginia Water 5.0 miles
- Windsor 6.2 miles
- Egham 7.0 miles
- Heathrow Airport 14.2 miles

Nearby Stations

- Ascot

Key Locations

- Heathrow Airport
- Windsor Castle
- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Legoland Windsor Resort
- Frogmore House and Gardens
- Royal Windsor Racecourse
- Runnymede (Magna Carta Memorial)

- Eton College and Eton Museum of Antiquities
- Cliveden House and Gardens

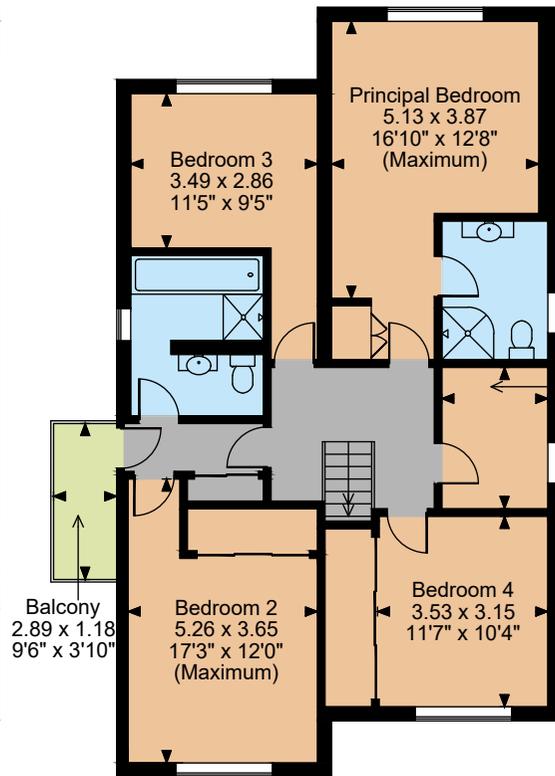
Nearby Schools

- Papplewick
- LVS Ascot
- Heathfield
- St George's
- Charters School

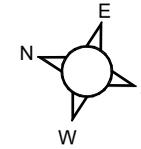
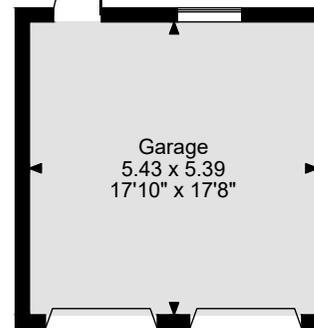




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646069/SS



Floorplans

House internal area 2,130 sq ft (198 sq m)
 Garage internal area 315 sq ft (29 sq m)
 Balcony external area = 37 sq ft (3 sq m)
 Total internal area 2,445 sq ft (227 sq m)
 For identification purposes only.

Directions

Post Code: SL5 7JZ

what3words: ///moth.spite.loyal - brings you to the driveway

General

Local Authority: Royal Borough of Windsor & Maidenhead - 01628 683800

Services: Mains electricity, gas, water & 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 SL5 7HG

01344 636960

ascot@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited