

70 Geffers Ride
Ascot, Berkshire



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An appealing contemporary family home offering exceptionally light and airy living space, set in a sought-after development in the heart of Ascot

A beautifully presented family residence, offering spacious and versatile accommodation. The property has been thoughtfully refurbished, blending sleek contemporary design with comfortable and practical family living. Throughout the home, stylish décor and high-quality finishes, including hardwood flooring and a neutral colour palette, create a cohesive and sophisticated feel.

The accommodation flows from a welcoming reception hall into an expansive open-plan kitchen/breakfast room, which serves as the heart of the home and an ideal space for both everyday living and entertaining. Bathed in natural light from a large central roof lantern and wide bi-fold doors, this area features a high-specification kitchen with a central island, integrated appliances and contemporary splashbacks.

The ground floor offers excellent further reception space, including a generous sitting room with double doors opening onto the garden, an elegant dining room, and a separate light-filled drawing room, also with garden access. A well-proportioned study provides an ideal home working space, while a ground-floor double bedroom with en suite shower room offers excellent flexibility for guests or multi-generational living.

On the first floor, the accommodation is equally well considered. The principal bedroom is a spacious retreat, featuring extensive built-in wardrobes and a modern en suite bathroom. Three further well-presented bedrooms are served by a family bathroom.



To the front, a paved driveway provides ample off-road parking and leads to the integrated double garage. The rear garden is a private and well-enclosed space, mainly laid to lawn and bordered by mature trees and established hedging. A paved patio area is ideal for al fresco dining, while a charming octagonal summer house, currently used as a peaceful garden library, provides a standout feature. The gardens also include raised vegetable beds and well-stocked floral borders.

Location

The property enjoys a sought after position in Ascot, a town renowned for its racecourse and excellent local amenities. Everyday needs are well catered for with boutique shops, cafés, restaurants and supermarkets nearby, while the surrounding area offers leisure facilities including golf clubs and the open spaces of Windsor Great Park. The region is particularly well regarded for schooling, with independent options such as Papplewick School, LVS Ascot and the internationally recognised Wellington College all within easy reach.

Transport links are strong, with Ascot station providing regular railway services to London Waterloo, and the nearby road network connecting to the M3, M4 and Heathrow Airport, together with convenient access to neighbouring towns including Sunningdale, Windsor, Virginia Water and Bracknell.

Postcode region: SL5

General

Local Authority: Royal Borough of Windsor & Maidenhead
Services: Mains electricity, gas, water and drainage. Underfloor heating
Council Tax: Band G
EPC Rating: C
Service charge: £325 p.a.
Other charges : £1,000 (one-off fee for the transfer of share certificate)
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,872 sq ft (267 sq m) inc. garage
4 reception rooms
5 bedrooms | 3 bathrooms
Double garage
Gardens
Freehold | Town location

Guide price £1,400,000



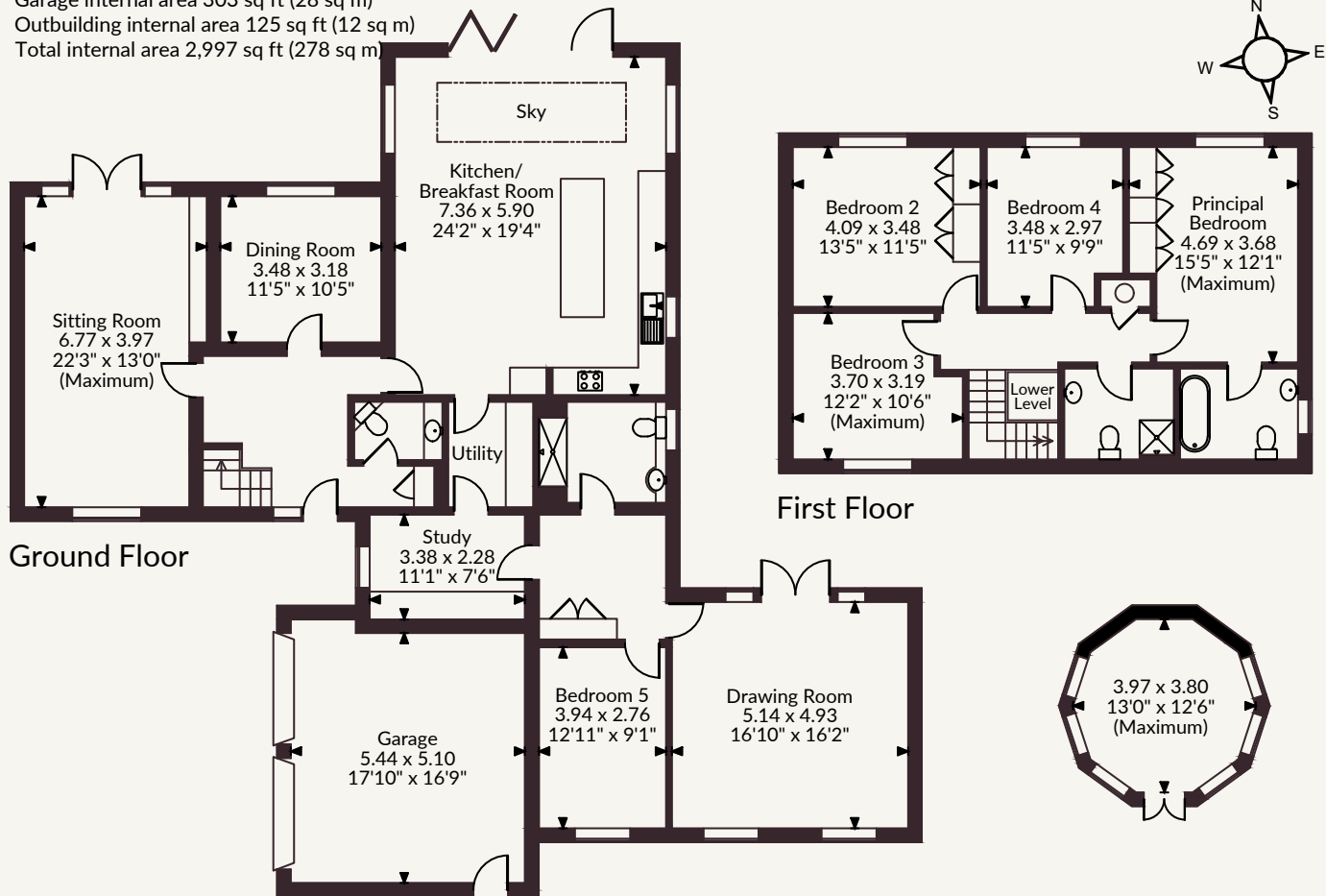
Geffers Ride, Ascot

Main House internal area 2,569 sq ft (239 sq m)

Garage internal area 303 sq ft (28 sq m)

Outbuilding internal area 125 sq ft (12 sq m)

Total internal area 2,997 sq ft (278 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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