



15 Guards Court

Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An elegantly appointed four-bedroom semi-detached home in a sought-after Sunningdale setting

A well presented semi-detached property with attractive styling, located in a highly desirable position in the well-connected village of Sunningdale. The property lies in a quiet residential cul-de-sac just moments from the village centre and amenities, and within easy reach of local commuter links.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



INTEGRAL GARAGE



SOUTH-FACING GARDEN



FREEHOLD



VILLAGE



1,334 SQ FT



**GUIDE PRICE
£700,000**



The property

15 Guards Court is a comfortable four-bedroom family home offering well-appointed accommodation and light, airy reception rooms. Extending to 1,334 sq ft, the property is finished in a neutral colour palette, creating attractive and inviting family living space.

The ground floor is arranged to provide two reception rooms, including a generously sized sitting room with its corniced ceilings and a feature fireplace. This room provides ample space for both a seating area and a family dining table, while double doors open into the south-facing conservatory, which enjoys abundant natural light throughout the day, and opens out to the garden via French doors. Also on this level is a well-appointed kitchen, fitted with modern base and wall units and integrated appliances, and a guest cloakroom located off the reception hall.

Upstairs, the layout is centred around the landing. Three of the four bedrooms are doubles, including the principal bedroom at the rear, which benefits from

built-in wardrobes and an en suite shower room. A further double has fitted storage, while the single bedroom lends itself well to use as a study or nursery. The landing also leads to the family bathroom, fitted with a close-coupled WC, washbasin, and a bathtub with an over-bath shower.

Outside

The house lies on a quiet cul-de-sac with no through-traffic. At the front of the property there is a driveway with two parking spaces and access to the integrated garage for further parking or home storage. The garage opens into the entrance hall and offers the potential for conversion into further living accommodation, subject to the necessary consents.

The garden at the rear offers space for al fresco dining on a paved patio, complemented by border beds and a variety of established shrubs and flowering perennials.



Location

The Berkshire village of Sunningdale lies in a sought-after position, neighbouring Ascot with its world-famous racecourse. The village is a highly desirable location, and its small, bustling centre has many of the amenities required for day-to-day living, including a variety of shops, a Waitrose store, and a good choice of pubs, bars and restaurants.

The area has a rural and leafy feel yet is perfectly positioned for easy access to the motorway network and rail services; Heathrow Airport is also within easy reach.

The towns of Windsor, Camberley, Guildford and Reading provide a further more comprehensive range of shopping facilities, in addition to theatre, cinema, and leisure centres.

Leisure and sporting facilities are plentiful and of excellent quality in the surrounding area, with Windsor Great Park nearby, and the renowned Wentworth and Sunningdale golf clubs close at hand.

Excellent spa facilities are available at The Berrystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

For the commuter, rail links to London (Waterloo) are available from Sunningdale and Ascot and the property is well placed for the motorway network with the M3, M25 and M4 providing links to Central London, the West Country, Heathrow and Gatwick Airports.

The area is also fortunate to have some excellent schools, in both the state and independent sectors.



Distances

- M3 (J3) 4.1 miles
- M25 (J13) 6.5 miles
- Ascot High Street 3.1 miles
- Windsor 8.3 miles
- Heathrow Airport (T5) 9.2 miles,
- Central London 27 miles

Key Locations

- Windsor Great Park
- The Savill Garden
- Virginia Water Lake
- Windsor Castle
- The Long Walk
- Wentworth Golf Club
- Windsor & Ascot racecourses
- Runnymede (National Trust)
- LEGOLAND Windsor Resort
- Cliveden House and Gardens (National Trust)

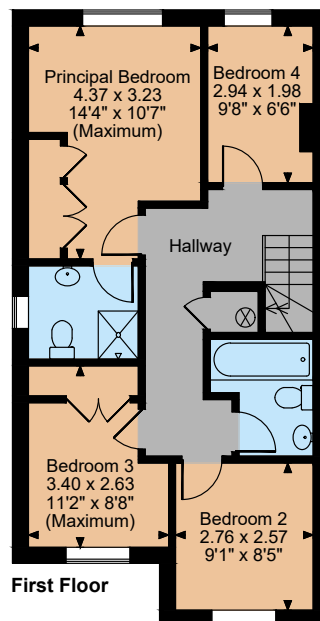
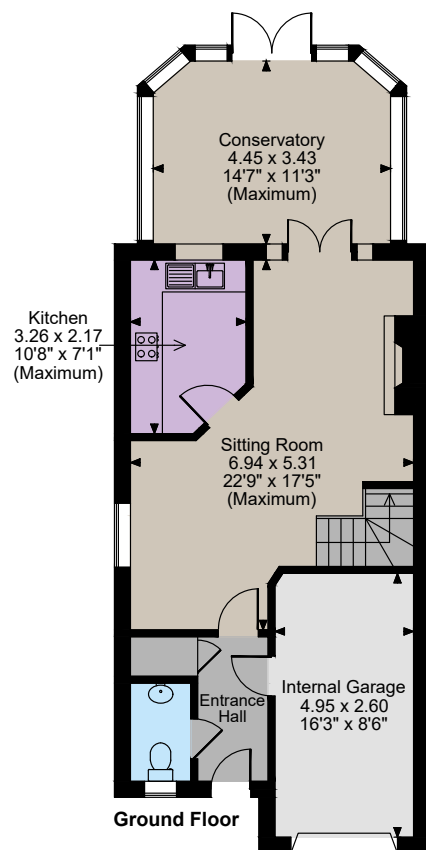
Nearby Stations

- Sunningdale Station
- Ascot Station

Nearby Schools

- Sunningdale
- LVS Ascot
- Charters, Sunningdale
- Holy Trinity CofE Primary, Sunningdale
- St. Michael's CofE Primary, Sunningdale
- St George's, Ascot
- Papplewick, Ascot
- Heathfield, Ascot
- St Mary's, Ascot
- The Marist, Ascot
- Lambrook, Winkfield Row





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

House internal area 1,196 sq ft (111 sq m)
Garage internal area - 138 sq ft (13 sq m)
Total internal area - 1,334 sq ft (124 sq m)
For identification purposes only.

Directions

Post Code: SL5 0ES

what3words: ///flags.sank.toast

General

Local Authority: The 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 F

EPC Rating: D

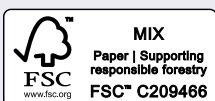
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