



51 Halfpenny Lane, Ascot, Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

51 Halfpenny Lane, Sunningdale, Ascot, Berkshire SL5 0EG

A handsome three-bedroom semi-detached house on a desirable Sunningdale residential street

M3 (Jct 3) 4.0 miles, Sunningdale mainline station 0.2 miles (London Waterloo, 53 minutes), Ascot town centre 2.8 miles, Heathrow Airport (Terminal 5) 8.8 miles, Central London 27 miles

Entrance hall | Sitting room | Dining room | Kitchen | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | Garden | EPC rating D

The property

51 Halfpenny Lane is a beautifully appointed semi-detached period house, providing stylish, elegant living on a highly sought-after Sunningdale residential enclave. The property features handsome red brick elevations and sash windows, while inside the décor combines clean, thoughtful modern styling with high-quality bespoke fittings.

At the front of the ground floor there is a comfortable sitting room with a bay window welcoming plenty of natural light, wooden flooring and a fireplace with a logburner. Towards the rear, the dining room and kitchen are adjoined in a semi open-plan layout, with space for a family dining table and steps down to the contemporary kitchen with its sleek white fitted units, wooden worktops and integrated appliances. At the end of the kitchen, French doors open onto the rear garden.

The first floor has two double bedrooms, both of which benefit from built-in storage, as well as a family bathroom with a freestanding bathtub, a tall, heated chrome towel rail and a walk-in

shower unit. The principal bedroom is found on the second floor, with its overhead skylights, fitted storage and en suite shower room.

Outside

At the front of the property the gravel driveway is enclosed by established hedgerow and provides parking for up to two vehicles. The rear garden is southeast facing and welcomes plenty of sunlight throughout the day. It includes a patio area partially shaded by a pergola, as well as an area of lawn with borders of established hedgerow and high timber fencing. There is also a shed for garden storage.

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 centre has 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 are larger supermarkets in nearby Egham and Woking. Leisure facilities are plentiful and of excellent quality in the surrounding area, with the majestic Windsor Great Park nearby, and the renowned Wentworth golf club close at hand. Sunningdale is within easy reach of central London (53 minutes to London Waterloo), and the area boasts several excellent schools, including the good-rated comprehensive, Charters School and the independent Sunningdale School.

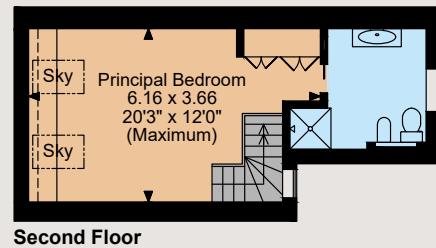
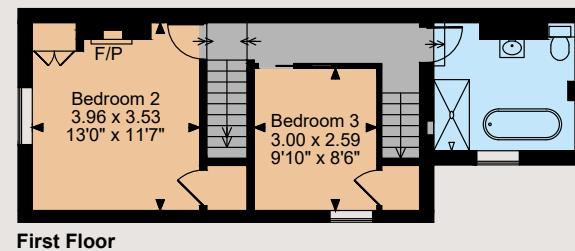
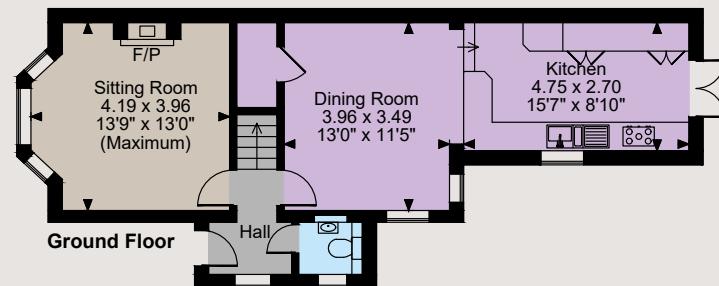


Directions

With Strutt & Parker's Ascot office on the left, head along the High Street and continue straight ahead at the mini roundabout onto London Road. Continue straight ahead at the next roundabout to continue on London Road, then turn right onto Silwood Road/B383. After 0.9 miles, turn left onto Broomhall Lane, then turn left at the junction onto London Road/A30. Turn right onto Chobham Road and then right again onto Halfpenny Lane. You will find the property on the left.



Floorplans
House Internal area 1,270 sq ft (118 sq m)
For identification purposes only.



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

Denotes restricted head height

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General

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

Services: Mains electricity, gas, water and drainage

Council Tax: E

Tenure: Freehold

Guide Price: £825,000

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Ascot

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