



24 Highclere
Ascot, Berkshire

A flexible detached bungalow with an annexe, on a peaceful residential cul-de-sac

A three-bedroom bungalow with a useful one-bedroom detached annexe, set in a highly desirable position in the popular village of Sunninghill. The property is located just moments from Sunninghill's local shops and within easy reach of Ascot and Windsor, as well as the outstanding commuter connections by road and rail towards London.



3 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



OFF-ROAD PARKING



GARDEN



FREEHOLD



VILLAGE



1,264 SQ FT



**GUIDE PRICE
£595,000**

The property

24 Highclere is an ideal multi-generational family home with its annexe offering space for older relatives or adult children.

The main accommodation has a well-proportioned sitting room at the front, with wooden flooring, a feature fireplace, a bay window and a triple aspect, with plantation shutter blinds to all three windows. Adjoining the sitting room, the open-plan kitchen and breakfast room provides further social space in which to relax and entertain, connecting to the light and airy, conservatory-style dining room at the rear via a squared arch. The kitchen itself has fitted units to base and wall level, an integrated fridge/freezer and a stainless steel range cooker with an extractor hood, with further space for appliances and home storage available in the utility room. The dining room offers a comfortable and airy space for sharing family meals, with its bi-fold doors opening onto the rear garden.

There are three double bedrooms, two of which benefit from fitted wardrobes, including the

principal bedroom. The property also has a family bathroom with a bathtub and a separate shower unit. The detached annexe provides useful additional accommodation, and is ideal for family members or guests, or for use as a study or games room. It includes a 25ft, studio-style kitchen, sitting area and bedroom, as well as a shower room.

Outside

The property is in a tucked-away position on a quiet residential cul-de-sac, with mature hedgerows across the front providing a sense of privacy. The driveway provides parking space for one vehicle, with further parking available on-street along Highclere. There is an area of lawn at the front with a rock garden, while at the sides and rear there are patio gardens for enjoying al fresco dining. They include an upper terrace area, accessed via the dining room's bi-fold doors and wrapping around both side of the house, and a lower patio with space for pot plants, a dining table and a barbecue, enclosed by high timber fencing and walls, sheltering the gardens from nearby properties.



Location

The property is situated in a highly sought-after position, a mile and a half from Ascot town centre in the popular village of Sunninghill. Sunninghill 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 Ascot and Sunningdale have additional shops and larger supermarkets. 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 golf club within easy reach. Ascot station provides access to central London (1 hour to London Waterloo).



Distances

- Sunningdale 1.3 miles
- Ascot 1.4 miles
- Virginia Water 4.0 miles
- Egham 5.5 miles
- Windsor 7.8 miles

Nearby Stations

- Longcross Station
- Sunningdale Station
- Ascot Station
- Virginia Water Station

Key Locations

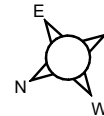
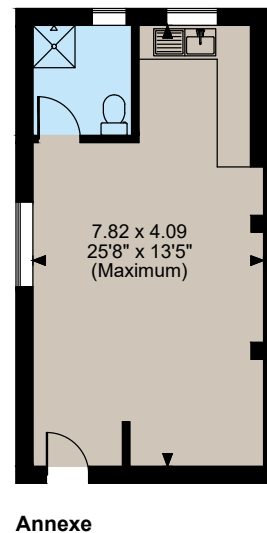
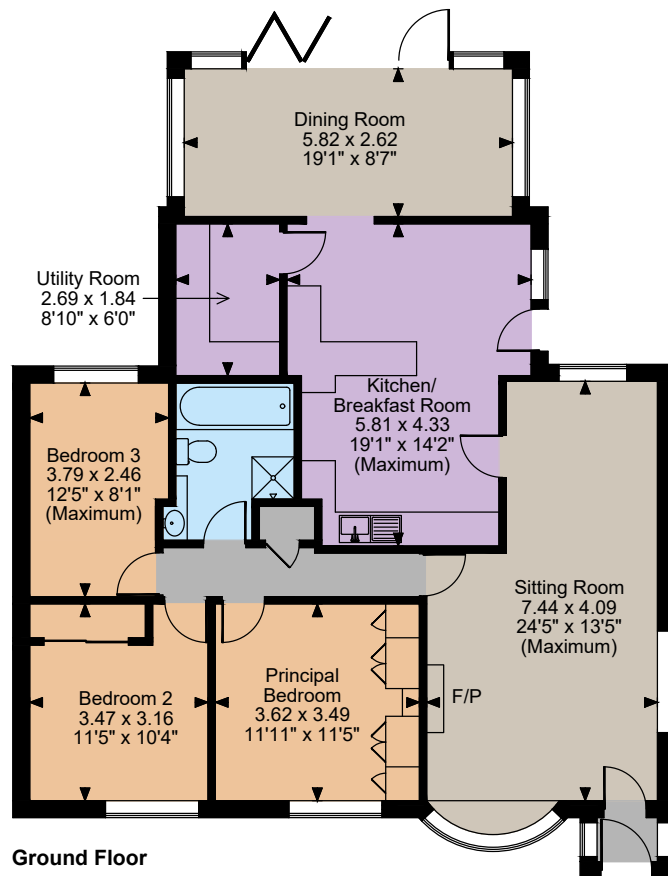
- Windsor Great Park
- The Savill Garden
- Virginia Water Lake and Valley Gardens
- Windsor Castle
- The Long Walk (Windsor)
- Ascot Racecourse
- Runnymede (National Trust)
- LEGOLAND Windsor Resort

- Windsor & Royal Borough Museum
- Frogmore House and Gardens
- Eton College and Eton College Natural History Museum
- Cliveden House and Gardens (National Trust)

Nearby Schools

- LVS Ascot
- Charters School
- St George's School, Ascot
- Papplewick School
- Heathfield School, Ascot
- Hall Grove School
- St Mary's School, Ascot
- The Marist School
- Coworth Flexlands School
- Long Close School
- Upton House School





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

House internal area 1,264 sq ft (117 sq m)
Annexe internal area 338 sq ft (31 sq m)
Total internal area 1,602 sq ft (149 sq m)
For identification purposes only.

Directions

Post Code: SL5 0AA

what3words: ///healthier.items.bound - brings you to the driveway

General

Local Authority: Royal Borough of Windsor and Maidenhead

Services: Mains electricity, gas and water

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

Council Tax: E

EPC Rating: D

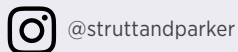
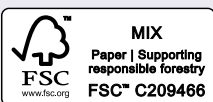
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