10 Highgrove Avenue
Ascot, Berkshire

Strutt & Parker

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A handsome detached family house with generous living space arranged over three floors, in one of Ascot's most sought-after developments

A beautifully presented, detached family home offering light and airy accommodation arranged over three floors. Designed to lend itself equally well to day-to-day family living and formal entertaining, the principal rooms flow seamlessly from a welcoming reception hall. The ground floor features an elegant family room with a classic bay window and a fireplace, a formal dining room also boasting a bay window, and a sitting room with double doors that open directly onto the patio and garden. At the heart of the home is a spacious kitchen/breakfast room, complete with stylish tile flooring, a generous range of units, sleek granite worksurfaces incorporating an integral breakfast bar, and integrated appliances. A practical utility room provides direct internal access to the double garage, while a guest cloakroom completes this level.

On the first floor is the principal bedroom with a bay window, ample built-in wardrobes, and a private en suite shower room. Three further bedrooms are located on this floor, including one with its own en suite, alongside a well-appointed family bathroom. The second floor provides excellent versatility, hosting a fifth bedroom with en suite shower room and a sixth bedroom that is currently utilised as an ideal games and playroom.

To the front, a block-paved driveway provides off-road parking and leads directly to the garage, while a separate pedestrian pathway winds between two clipped hedges up to the pillared entrance. Featuring striking bay windows and a substantial three-story layout, this premium home offers an exceptional opportunity in a highly desirable location.

The enclosed rear garden, with a leafy backdrop, is principally laid to level lawn and features a paved patio adjacent to the house, providing the perfect space for al fresco dining and barbecues.

2,769 sq ft (257.3 sq m) inc. garage
3 reception rooms
6 bedrooms | 4 bathrooms & guest cloakroom
Double garage
Freehold | Town location

Guide price £1,250,000

Location

Highgrove Avenue is conveniently situated just to the north of the of Ascot within easy reach of an extensive range of shopping and leisure facilities, along with excellent communication links. The M3 (J3), M4 (J6) and M25 (J13) are easily accessible and for commuters, rail services to London (Waterloo) are available from Ascot and from Sunningdale stations.

Leisure facilities are plentiful and of excellent quality in the surrounding locale, with Ascot Racecourse, Windsor Great Park, Virginia Water Lake, and Chobham Common all nearby, and the renowned Wentworth golf club close at hand.

The area also boasts several excellent schools, including the outstanding-rated comprehensive, Charters School, in Sunningdale.

Postcode region: SL5

General

Local Authority: Royal Borough of Windsor & Maidenhead
Services: Mains electricity, gas, water and drainage
|Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

Approximate IPMS2 Floor Area = 257.3 sq m / 2769 sq ft
(Including Garage / Eaves)
(Including Limited Use Area of 14.7 sq m / 158 sq ft)

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 252139

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