



100 Kennel Ride
Ascot, Berkshire

For the finer things in property.

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100 Kennel Ride

Ascot, Berkshire

SL5 7NW

A charming, semi-detached period cottage with planning to extend, and a secret garden with hidden timber outbuildings

M3 (Jct 3) 5.5 miles, M4 (Jct 6) 6.5 miles, Ascot station 1.8 miles (London Waterloo 57 minutes), Heathrow Airport (T5) 13.5 miles, Central London 29 miles

Reception hall | Sitting room | Kitchen/breakfast room | Cloakroom | 3 Bedrooms | Family bathroom | Timber outbuildings | Off-road parking | Gardens | EPC rating D

The property

With an appealing blend of vintage characteristics alongside 21st century enhancements, the house offers a unique and relaxed living environment with accommodation arranged over three floors. Benefitting from the natural light afforded by the bay window, the sitting room offers a comfortable space for relaxation centred around a feature fireplace with decorative tiling. To the rear of the ground floor, a light-filled kitchen/breakfast room has two skylights in a part-vaulted section of the ceiling and is fitted with a pleasing combination of modern and handcrafted wooden cabinetry. There is ample space for dining in this convivial setting with French doors providing an easy transition out to the garden terrace.

On the first floor, there are mellow exposed floorboards in the two bedrooms which share this upper level with a creatively-inspired family bathroom, featuring a bath tub with shower over and twin-sinks on an industrial stand. At the top of the house, the principal bedroom provides a private retreat, with window and skylight admitting plenty of light.

Outside

To the front, a gravelled driveway provides off-road parking, with evergreen hedging creating a divide to the neighbouring property. A timber side gate and pathway offer a route to reach the naturalistic rear garden where a decked platform spans the back of the property offering opportunities for outdoor dining and relaxation. There are paved stepping stones leading across a lawn to a secluded section of the garden just beyond a rustic timber gate, which features a brick walkway through architectural planting. Timber outbuildings at this far margin of the plot offer versatile-use options and include a sauna cabin (incoming purchaser will need to install a sauna if required) and a shack providing a bolthole away from the bustle of everyday life.

Planning permission has been granted for a single storey rear extension to enlarge the kitchen/breakfast room and utility room.
App: 23/00912 - Decision date: 20/06/23

Location

Kennel Ride is believed to have been the historic site of the Royal Kennels, home to the hunting dogs of King George, who rode from Windsor Castle to hunt on Ascot Heath. In present times, this is a sought-after residential street to the north of Ascot, with the renowned racecourse just over a mile distant, along with the High Street for day-to-day amenities and the mainline station for services to London. The nearby towns of Windsor, Camberley and Guildford offer more extensive facilities.

For the commuter, Kennel Ride is well placed for rail services to London (Waterloo) from Ascot station and the M3 may be accessed at J3, in turn linking with the M25.

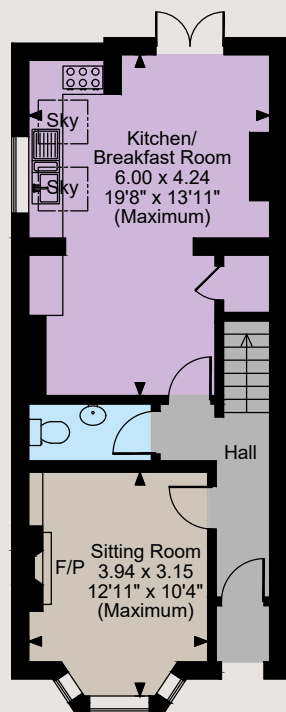
There are prestigious golf clubs in the area including Wentworth, Sunningdale, Swinley Forest and The Berkshire, along with health and fitness clubs at The Wentworth Club, Berystede Hotel, Pennyhill Park and Coworth Park. For the equestrian enthusiast, racing may be enjoyed at the nearby Ascot Racecourse and at Windsor.



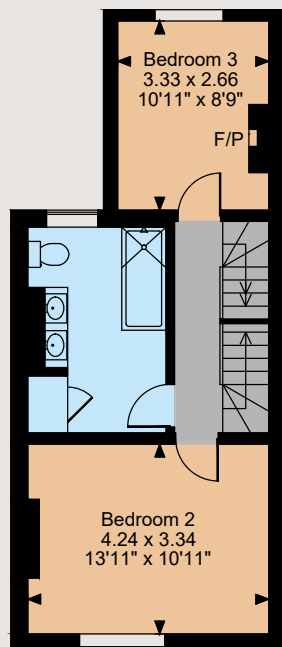


Floorplans

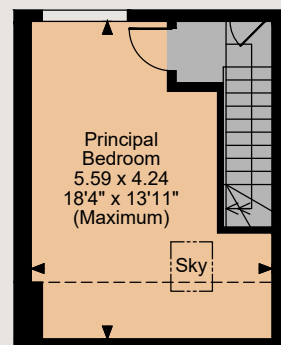
House internal area 1,121 sq ft (104 sq m)
Outbuildings internal area 312 sq ft (29 sq m)
Total internal area 1,433 sq ft (133 sq m)
For identification purposes only.



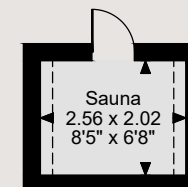
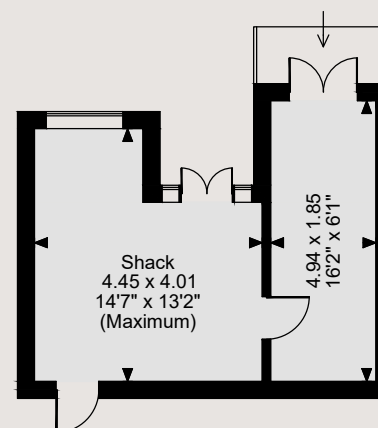
Ground Floor



First Floor



Second Floor



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

□ □ □ Denotes restricted head height

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Location (cont.)

There is plenty of well-regarded schooling in the vicinity including Holy Trinity Primary School and the outstanding-rated Charters School.

Directions

With Strutt & Parker's Ascot office on your right, continue along the High Street/A329, crossing straight over the mini roundabout and passing Ascot Racecourse on your right. At the Heatherwood Hospital roundabout take the third exit into Windsor Road and proceed straight over the next roundabout to continue on Windsor Road. Continue for about two thirds of a mile, turn left into Kennel Avenue, following the road around to the right then, at the T-junction, turn right onto Kennel Ride where the property will be found on the left.

General

Local Authority: Royal Borough of Windsor & Maidenhead – Tel. 01628 683800

Services: Mains electricity, gas, water and drainage. Gas central heating

Council Tax: Band E **Tenure:** Freehold

Guide Price: £730,000

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Ascot

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