



# 38 Llanvair Drive

Ascot, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An attractive 5-bedroom family home with delightful mature gardens, in one of Ascot's premier roads

A beautifully appointed, detached family home with spacious, airy accommodation, located in a leafy and highly sought-after residential road. The property is set within splendid private gardens, with Ascot's local amenities and excellent transport connections all nearby



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**LANDSCAPED GARDENS**



**FREEHOLD**



**TOWN**



**3,009 SQ FT**



**GUIDE PRICE  
£1,650,000**



### The property

Discreetly set back from the road, an impressive five-bedroom detached family home, with attractive accommodation and beautifully maintained gardens.

The property is tastefully decorated throughout in a neutral colour palette, creating a light and airy feel, with flexible accommodation offering ample space for relaxing or entertaining.

The welcoming reception hall, featuring traditional parquet flooring, opens into two comfortable reception rooms and the kitchen. The sitting room includes a fireplace, while the dining room, with its parquet flooring, offers a formal setting for meals.

At the rear, an extended L-shaped drawing room provides a vast entertaining space, flooded with natural light via two sets of bi-fold doors that open out to the rear garden. Double doors link this room to the spacious kitchen/breakfast room, complete with modern units, integrated appliances, and bespoke banquette seating.

The ground floor is completed by a utility room that provides ample storage and laundry space, and a guest cloakroom.

The first floor hosts five well-presented bedrooms, with four enjoying a lovely outlook across the splendid rear garden. These include the well-proportioned principal bedroom, complemented by en suite shower room. Three further bedrooms feature built-in storage, all served by a family bathroom and an additional shower room.



## Outside

To the front of the house, a screen of mature trees and hedging provides excellent privacy, sheltering the gravel driveway with parking for multiple vehicles and access to the garage. The garage can comfortably accommodate a large car, with additional storage space for bikes, golf clubs, etc., or can offer the potential for conversion subject to the necessary consents.

The delightful west-facing rear garden enjoys sunlight through the afternoons and into the summer evenings. It features a raised patio area, ideal for al fresco dining and entertaining, with steps leading down to a well-maintained lawn, enclosed by high level hedging, and mature shrubs and trees, ensuring a peaceful and private retreat.

## Location

Llanvair Drive is a highly regarded road in South Ascot and is conveniently placed for Ascot High Street and Sunningdale village, with their selection of shops, bars and restaurants. The towns of Windsor, Camberley,

Guildford, Reading and Bracknell provide a further more extensive range of amenities.

Communication links are excellent with easy access to the M3, M25 and M4 motorways, and Heathrow Airport, whilst nearby Ascot and Sunningdale railway stations provides good links to London Waterloo.

Local attractions include Windsor Castle, Windsor Great Park, Virginia Water Lake and Savill Garden, and there is a wide range of sporting and leisure facilities including horse racing at Ascot and Windsor, and golf at Wentworth, Sunningdale, The Berkshire and Swinley Forest.

The region is home to a variety of top-tier educational institutions, spanning both the state and private sectors, with Charters School, Sunningdale being a notable example.



## Distances

- Ascot High Street 1.4 miles
- Sunninghill 1.7 miles
- Sunningdale 2.8 miles
- Windsor 8.2 miles
- Heathrow Airport (T5) 11.7 miles
- Central Airport 30.5 miles

## Nearby Stations

- Ascot Station
- Sunningdale Station
- Martins Heron Station
- Bracknell Station

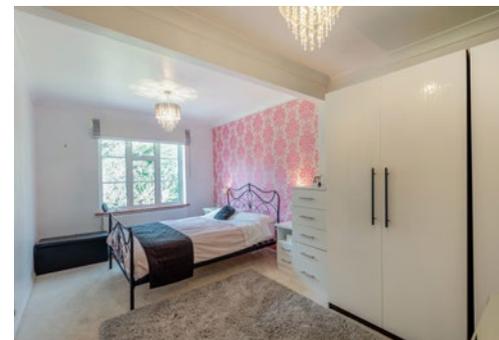
## Key Locations

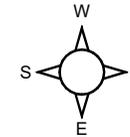
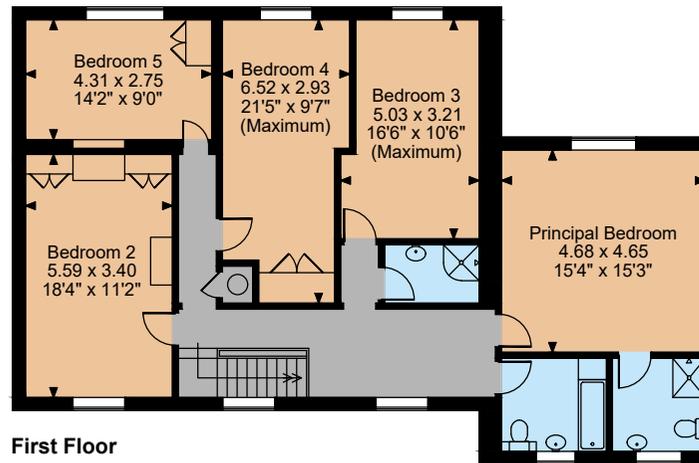
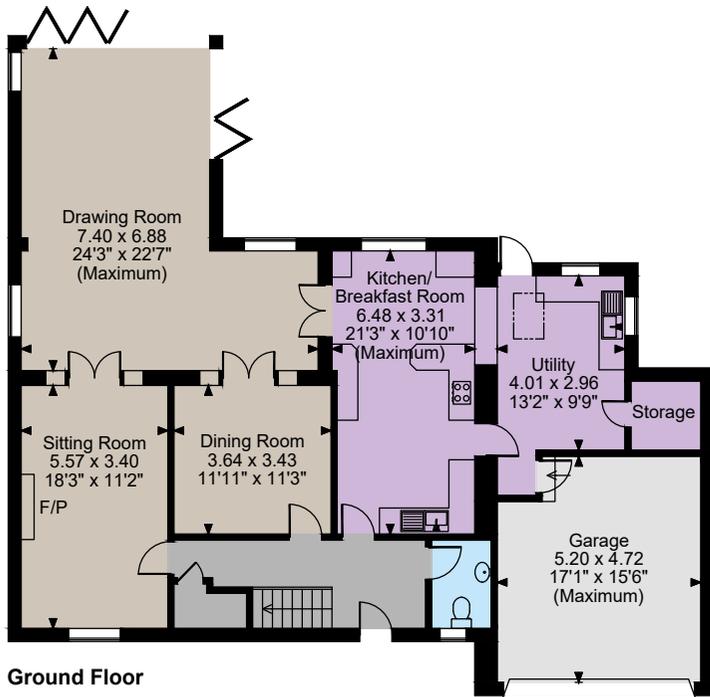
- Ascot Racecourse
- Wentworth Golf Club
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse

- LEGOLAND Windsor Resort
- Runnymede (Magna Carta Memorial)

## Nearby Schools

- Papplewick, Ascot
- LVS Ascot
- Heathfield, Ascot
- St George's, Ascot
- St. Mary's, Ascot
- The Marist School, Ascot
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row
- Wellington College, Crowthorne
- Eton College
- ACS International School, Egham
- American International School (TASIS), Thorpe





### Floorplans

House internal area 2,756 sq ft (256 sq m)  
 Garage internal area 253 sq ft (23 sq m)  
 Total internal area 3,009 sq ft (280 sq m)  
 For identification purposes only.

### Directions

Post Code: SL5 9HT

what3words: ///medium.feeds.almost

### General

**Local Authority:** The Royal Borough of Windsor & Maidenhead +44 (0) 1628 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 G

**EPC Rating:** C

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

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