# 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**
- **OFFERS IN EXCESS OF £1,500,000**

## 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

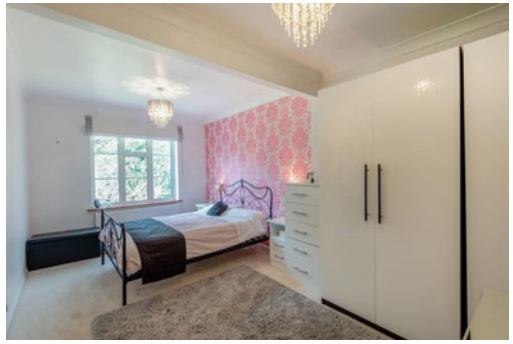
- Ascot Station
- Sunningdale Station
- Martins Heron Station
- Bracknell Station

## 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



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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8683105/NJD

## 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

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Ascot
37 High Street, Ascot, Berkshire SL5 7HG
**01344 636960**
ascot@struttandparker.com
struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
For the finer things in property.
STRUTT & PARKER
BNP PARIBAS GROUP