



23 Locks Ride  
Ascot, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A fine detached 3-bedroom chalet bungalow with potential for development, in a popular and well-connected setting

A well-presented family home in a highly desirable setting, well-placed for local transport connections. The property features flexible accommodation with attractive modern styling and fittings, and sits on a spacious plot, offering the potential for extension and further development, subject to the necessary consents.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**DETACHED GARAGE**



**GARDENS**



**FREEHOLD**



**VILLAGE**



**1,318 SQ FT**



**GUIDE PRICE  
£850,000**

### The property

A well-presented detached family home offering three bedrooms and versatile living space. The property showcases charming period features with its red brickwork, dappled render, and exposed timber detailing. Inside the reception rooms are tastefully appointed, combining elegance with a welcoming atmosphere.

The main reception room is the generously-proportioned sitting room, positioned at the front of the property and featuring a dual aspect, with a southeast-facing bay window and French doors opening to the garden at the side. A separate dining room, large enough for a family dining table, connects to the kitchen via a squared open archway, creating a semi open-plan feel. Both rooms have tiled flooring, while the kitchen itself is fitted with sleek, contemporary white units, a breakfast bar, an integrated double oven, gas hob with extractor over, and space additional appliances. The adjoining utility room also provides further appliance space along with extra storage in fitted units.

On the ground floor, there are two double bedrooms of similar proportions, either of which could also serve as an additional reception room or a home office if desired. This level also benefits from a shower room. Upstairs, the spacious principal bedroom enjoys the use of a large en suite bathroom, complete with both a bathtub and a separate shower enclosure.

The house provides highly appealing and comfortable living accommodation, with the flexibility to adapt or enlarge in the future. Subject to the necessary consents and building regulations, there is potential to extend or replace with a detached dwelling. It is worth noting that planning consent was previously granted (expired) for a detached house and detached double garage. App. Ref: 16/00384/FUL Decision date: 4th July 2016.





## Outside

At the front, mature hedging creates a natural screen from the road, with a gravel driveway providing ample parking space and access to the detached single garage. The house is set well back from the road, enhancing its sense of privacy.

To the rear, the garden includes a timber deck spanning the back of the house, and an area of lawn, bordered by mature trees and, as well as timber fencing, for a sense of peace and privacy.

## Location

The thriving town of Ascot has been synonymous with horse-racing as far back as 1711 and continues to have a popular racing calendar of events. Ascot High Street offers a range of shops for daily needs, with a further choice of independent and specialist shops in Sunninghill and Sunningdale, along with a major supermarket. The towns of Windsor, Guildford, Camberley and Reading offer an extensive choice of retail facilities along with theatre, cinema and leisure complexes.

Rail services to London (Waterloo) are available from Ascot, Martins Heron or Sunningdale stations and the M3 can be accessed at J3, the M25 at J13 and the M4 is also easily accessible providing links to the motorway network beyond.

Sporting and leisure facilities in the area include the golf clubs of Wentworth, Sunningdale, Swinley Forest and The Berkshire and health clubs locally include Wentworth Club, Coworth Park Hotel Spa and Pennyhill Park Health Club and Spa.

Well-regarded schooling in both the state and independent sectors is available in the vicinity.



## Distances

- Ascot High Street 2 miles
- Sunningdale 5 miles
- Windsor 6.5 miles
- London Heathrow Airport (T5) 16.7 miles
- Central London 30 miles

## Key Locations

- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Windsor Great Park
- Windsor Castle
- The Long Walk
- Windsor Racecourse
- Legoland Windsor Resort
- Frogmore House and Gardens
- Runnymede (Magna Carta Memorial)

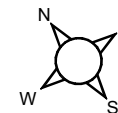
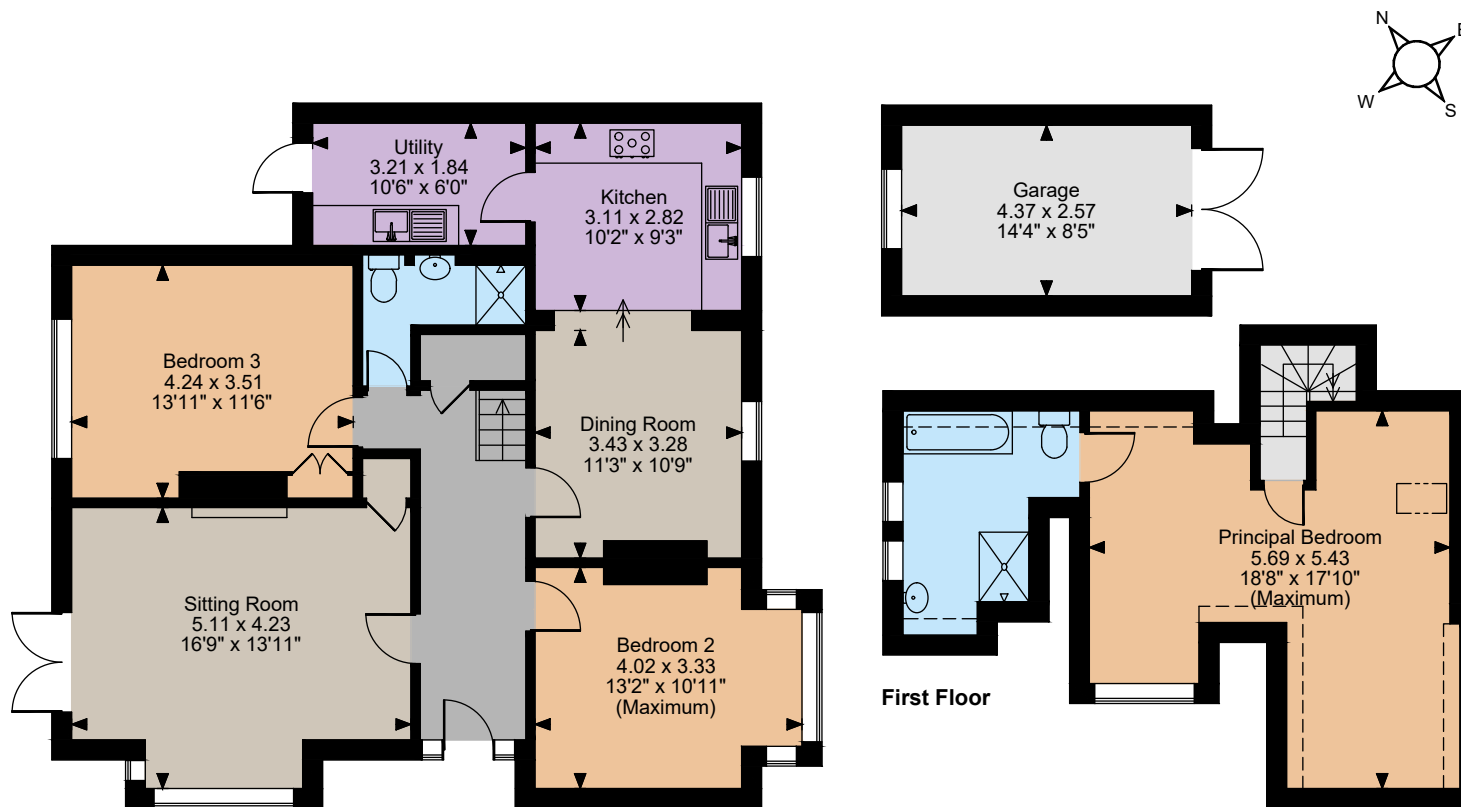
## Nearby Schools

- Ascot Heath, Ascot
- Papplewick, Ascot
- LVS Ascot, Ascot
- Heathfield, Ascot
- St. George's, Ascot
- St. Mary's, Ascot
- The Marist, Ascot
- Lambrook, Winkfield Row
- Woodcote House, Windlesham,
- ACS International School, Egham]
- American International School (TASIS)

## Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Bracknell





**Ground Floor**

**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8658311/NJD



## Floorplans

House internal area 1,318 sq ft (122 sq m)  
Garage internal area 121 sq ft (11 sq m)  
Total internal area 1,439 sq ft (134 sq m)  
For identification purposes only.

## Directions

Post Code: SL5 8RA

what3words: ///atoms.forks.snake - brings you to the driveway

## General

**Local Authority:** Bracknell Forest Council

**Services:** Mains electricity, water and drainage

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

**Council Tax:** Band F

**EPC Rating:** E

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

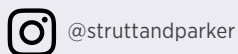
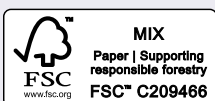
## Ascot

37 Ascot High Street, Ascot, Berkshire SL5 7HG

**01344 636960**

ascot@struttandparker.com  
struttandparker.com

**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 July 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

