



# Wellsbridge Cottage

London Road, Ascot, Berkshire



## A substantial house with luxury styling, set in beautiful, peaceful gardens in an exclusive Ascot setting

A stylish detached residence set in a private yet highly convenient and sought-after location, just moments from Ascot High Street and local commuter links. Offering five bedrooms and over 6,100 square feet of immaculate living space, the property showcases elegant styling and bespoke fittings throughout.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**5 BATHROOMS**



**DOUBLE GARAGE**



**GARDENS, C. 1.15 ACRES**



**FREEHOLD**



**TOWN**



**6,604 SQ FT**



**OFFERS IN EXCESS OF £2,500,000**

### The property

Wellbridge Cottage is a magnificent detached home that offers four comfortable reception rooms off the welcoming reception hall, including the 28ft main sitting room with its wooden flooring, fireplace fitted with a logburner, and triple aspect, welcoming plenty of natural light and opening onto the garden via French doors. A formal dining room adjoins the sitting room in a semi open-plan layout, and across the reception hall is a useful study for home working, and a family room, providing further space in which to relax.

Towards the rear of the house, the large open kitchen has a stunning glass ceiling, panoramic windows and bi-folding doors opening onto the decked terrace and garden, with L'Corne French units and integrated appliances including NEFF ovens and warming drawer, a Miele dishwasher and a Liebherr wine fridge. In addition to a complete re-styling, modern technological and eco-efficient features were installed, including three-phase electricity, a Sony TV and Denton stereo unit with 3-way speaker system for the

kitchen, pool, and garden, new central heating, high-performance double glazing, under-floor heating and other advanced features.

Towards the rear of the ground floor is an impressive indoor swimming pool and gym, with the pool depth going from approximately 1m to a depth of 2m, with bi-folding doors that open out to beautifully maintained decking that links with the kitchen/breakfast room, thereby creating superb entertaining/recreational space. The pool has the benefit of an ozone filtration system and there are dedicated shower facilities within the changing room. In addition, it also benefits from a retractable cover and lighting modes in the pool and surrounding area. Above the pool area is a large boarded storage room with power and lighting that could be converted to further living space, subject to the necessary consents.









Upstairs, the main house has four well-presented double bedrooms, including the luxurious principal bedroom with its dressing room and en suite shower room. Bedroom 2 has a dressing area and en suite bathroom, whilst a family bathroom services the remaining bedrooms.

A further double bedroom can be found above the garage. With its en suite shower room and large studio-style layout, the space could be utilised as accommodation for guests or an au-pair. It is worth noting that the house has a fully boarded loft providing useful storage space.

### Outside

The house is in a convenient and well-connected position yet has a secluded and private feel owing to the enclosed, un-overlooked setting, with the extensive garden being bordered and enclosed by woodland on all sides.

At the front, the spacious driveway provides plenty of parking space and access to the double garage for secure parking or storage and workshop space; the floor has a fully sealed coating and units/cupboards, plus wall racking, were manufactured and installed by Dura.

The gardens to the sides and rear feature beautiful rolling lawns, well-stocked border beds and a wealth of established shrubs and mature trees, all of which have been regularly maintained by a professional gardener. Social areas include the patio and the timber deck, while there is also a splendid garden room (with heating), plus two sheds for garden storage.



### Distances

- M3 (Jct 3) 4.3. miles
- M25 (Jct) 6.6 miles
- M4 (Jct 6) 8.3 miles
- Ascot High Street 0.5 miles
- Sunningdale 2 miles
- Bracknell 4.5 miles
- Windsor 6.5 miles
- Heathrow Airport (T5) 9.9 miles
- Central London 27.7 miles

### Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Bracknell

### Key Locations

- Ascot Racecourse
- Windsor Great Park
- Savill Garden

- Virginia Water Lake
- Windsor Castle
- The Look Out Discovery Centre
- LEGOLAND Windsor Resort
- Runnymede

### Nearby Schools

- LVS Ascot
- Papplewick, Ascot
- Heathfield, Ascot
- St George's, Ascot
- St Mary's, Ascot
- The Marist, Ascot
- Sunningdale
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row
- Wellington College
- Eton College

















## Floorplans

House internal area 5,746 sq ft (534 sq m)  
 Double Garage internal area 429 sq ft (40 sq m)  
 Outbuildings internal area 429 sq ft (40 sq m)  
 Total internal area 6,604 sq ft (614 sq m)  
 For identification purposes only.

## Directions

SL5 7DJ what3words: ///vest.item.maps

## General

**Local Authority:** Royal Borough of Windsor and Maidenhead - Tel. 01628 683800

**Services:** Mains electricity, gas, water and drainage.  
 Under-floor heating. Gas central heating.

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

**Council Tax:** Band H

**EPC Rating:** D

**Agent's note:** Some contents of the property may be available for purchase by separate negotiation - further information is available from Strutt & Parker.

## Ascot

37 High Street, Ascot, Berkshire SL5 7HG

**01344 636960**

ascot@struttandparker.com  
 struttandparker.com

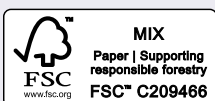


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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