



# Regency House

London Road, Ascot, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A 3-bedroom residence set within an architecturally striking Regency mansion, in a prestigious residential location

An impressive family home with garden office, sensitively combining quality fixtures and fittings and elegant neutral décor, with a wealth of period features. It sits in an exclusive no-through road, within striking distance of local amenities and train station



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**1 BATHROOM**



**GARAGE & ADJOINING OFFICE**



**PRIVATE GARDEN**



**FREEHOLD**



**TOWN**



**1,611 SQ FT**



**GUIDE PRICE  
£1,095,000**

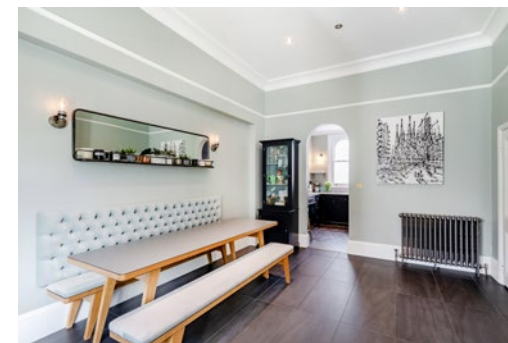
### The property

Forming the central portion of a handsome white-rendered Regency mansion house, Regency House is an attractive family home offering light-filled, flexible accommodation arranged predominantly over two floors. Configured to provide a practical and cohesive family living space, it sensitively combines period features including tall arched windows, high ceilings and original fireplaces to some rooms, with quality fixtures and fittings and elegant neutral décor throughout.

The ground floor accommodation flows from a welcoming reception/dining hall with slate porcelain tiled flooring and includes an inter-connecting front aspect sitting room with arched windows, hardwood parquet flooring, and a fireplace with inset wood-burning stove; a door opens into the inner hall which leads to a useful walk-in storage cupboard, a utility room with its own outside access, and adjoining guest cloakroom. The ground floor is completed by the kitchen which can be accessed from either the reception/dining hall or inner hall, and is fitted with

stylish Devol cabinetry, Carrera marble surface and splashback, a Belfast sink, and modern integrated appliances.

On the first floor a generous landing has bespoke fitted shelving and space for a study or seating area. It gives access to a principal bedroom with a feature fireplace and built-in wardrobes, two further bedrooms, one with useful fitted and eaves storage and the other with a wash hand basin, and to a family bathroom with a freestanding rolltop bath and separate shower. The staircase continues to the second floor, which is host to a study.





## Outside

The property is approached via a private road and over a shared driveway, whilst opposite the house, double pedestrian gates open into a generous enclosed garden, which may also be accessed via a pedestrian gate at the rear of the garden.

Laid mainly to level lawn and screened by mature planting, hedging and trees, the garden features an outdoor office, attached to a garage and featuring full-height glazing incorporating glazed doors to a split-level decked terrace. There is also a children's play area, log store and separate paved terrace, the whole ideal for entertaining and al fresco dining.

## Location

The property is located in a private residential setting situated just moments from Ascot High Street, which offers a range of amenities to meet day-to-day needs whilst nearby Sunninghill and Sunningdale provide further shopping opportunities, including a Waitrose store. The area has an excellent variety of restaurants and cafes, while the nearby towns of Windsor,

Bracknell, Camberley and Guildford offer a further, more extensive range of shopping, leisure and dining options. The area is also well-known for its excellent schools, in both the state and private sectors.

Communication links are excellent with train services to London from both Ascot and Sunningdale, and easy access to the M3, M4 and the M25 for connections to the major road networks, and Heathrow and Gatwick Airports.

Leisure facilities are plentiful in the surrounding locale, with horse racing at Ascot Racecourse (within striking distance of the property), golf at the renowned Wentworth, Sunningdale, The Royal Berkshire and Swinley Forest golf clubs, and walking, cycling and riding in the magnificent Windsor Great Park.



## Distances

- M3 (Jct 3) 4.9. miles
- M25 (Jct 13) 7.9 miles
- Ascot High Street 0.3 miles
- Sunningdale 2.6 miles
- Bracknell 4.2
- Windsor 6.7 miles
- Heathrow Airport (T5) 10.5 miles
- Central London 30 miles

## Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Bracknell

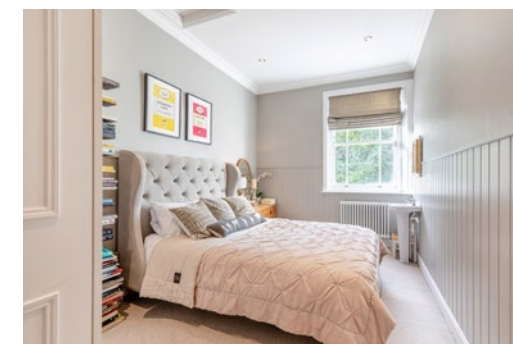
## Key Locations

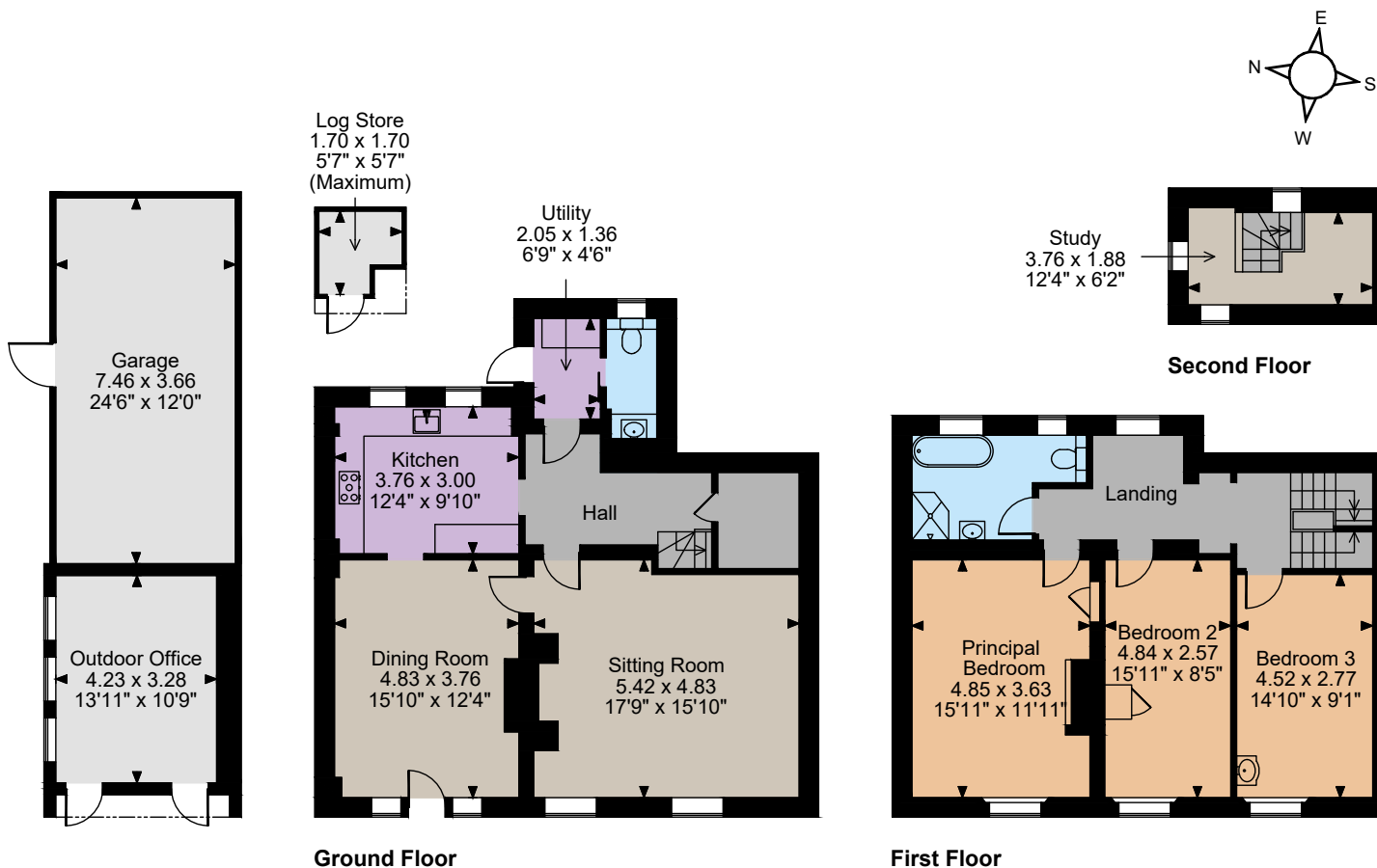
- Ascot Racecourse
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Castle

- LEGOLAND Windsor Resort
- Windsor Racecourse
- Runnymede (Magna Carta Memorial)

## Nearby Schools

- Ascot Heath Primary
- St. Francis Catholic, Ascot
- LVS Ascot
- Papplewick, Ascot
- Heathfield, Ascot
- St George's, Ascot
- St Mary's, Ascot
- The Marist, Ascot
- Sunningdale
- Charters, Sunningdale
- Coworth Flexlands, Chobham
- Woodcote House, Windlesham,
- Lambrook, Winkfield Row
- Eton College





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

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## Floorplans

House internal area 1,611 sq ft (150 sq m)

Garage internal area 294 sq ft (27 sq m)

Outbuildings internal area 176 sq ft (16 sq m)

Total internal area 2,081 sq ft (193 sq m)

For identification purposes only.

## Directions

Post Code: SL5 7EG

what3words ///beast.lifted.orange

## General

**Local Authority:** Royal Borough of Windsor & Maidenhead - Tel. 01628 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 E **EPC Rating:** D

**Agent's Note:** There is an informal agreement between Regency House and the neighbours for the upkeep of the private road - the cost is circa £400 p.a.

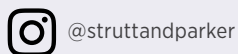
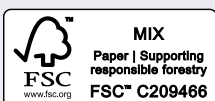
## Ascot

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