



Monks Wood

Monks Close, Ascot, Berkshire

A 4-bedroom family home with airy, flexible accommodation, and set within two thirds of an acre

A splendid detached family home with considerable potential for renovation or redevelopment, set in a peaceful and highly regarded South Ascot location. It lies less than a mile from the amenities of Sunninghill and within easy reach of excellent road and rail connections



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE & CARPORT



0.66 ACRES



FREEHOLD



TOWN



2269 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Monks Wood is a comfortable detached three-bedroom family home offering in excess of 2,100 sq ft of light, airy accommodation with a flexible layout. While requiring modernisation, it also provides considerable scope for renovation or redevelopment, subject to the necessary consents.

The ground floor offers three flexible reception rooms in which to relax and entertain. The highlight of these is the 26 ft. sitting room, which features a fireplace, two south-west facing windows welcoming plenty of natural light, and sliding glass doors opening into a generously proportioned conservatory. A formal dining room also opens, via bi-fold doors, into the conservatory, thereby creating a seamless semi open-plan living space with direct garden access. A versatile ground-floor bedroom and an adjacent bathroom offer further flexibility. Towards the rear is a well-equipped kitchen and an adjoining utility room for further home storage and appliances. The kitchen itself is fitted with units to base and wall level, integrated appliances including dual ovens, a gas hob

and an extractor hood, and doors opening to both the front and rear aspects.

Upstairs there are three bedrooms. The principal suite features a walk-in wardrobe, separate dressing room, and en suite shower room. The remaining two bedrooms benefit from fitted storage, and a second shower room is accessible from the first-floor landing.

Outside

The property is set at the end of a small and quiet residential cul-de-sac and offers a serene retreat. A five-bar wooden gate grants access to the spacious driveway, which affords generous parking and leads to both an integrated garage and convenient carport. The garden surrounding the property is enveloped by mature trees and established hedging, creating a sense of peace and privacy. It is primarily laid to lawn and features various mature shrubs and a small pond; this verdant outdoor space presents an excellent opportunity for further landscaping.



Location

Situated in one of South Ascot's most desirable roads, Monks Wood is conveniently located for Ascot, Sunninghill and Sunningdale, all of which offer an array of amenities required for day-to-day living. A more extensive range of amenities can be found in Windsor, Camberley, Bracknell, Maidenhead, and Reading.

Leisure facilities are plentiful and of excellent quality in the surrounding area, with the magnificent Windsor Great Park close-at-hand, and the renowned Wentworth and Sunningdale golf clubs, and world-famous Ascot Racecourse all within easy reach. The area is also well served by excellent schools in both the state and independent sectors, including St. Mary's (less than 500 metres from the property).

Transport links are extensive in the area with the M3, M4 and M25 all close by as well as Ascot and Sunningdale Railway Stations providing access to London Waterloo in just under an hour. Heathrow and Gatwick airports are also within easy reach.



Distances

- M3 (Jct 3) 3.4 miles\
- M25 (Jct 13) 8.4 miles
- Sunninghill 1 mile
- Ascot High Street 1.5 miles
- Sunningdale 2.0 miles
- Windsor 8 miles

Nearby Stations

- Ascot
- Sunningdale
- Bracknell
- Martins Heron

Nearby Schools

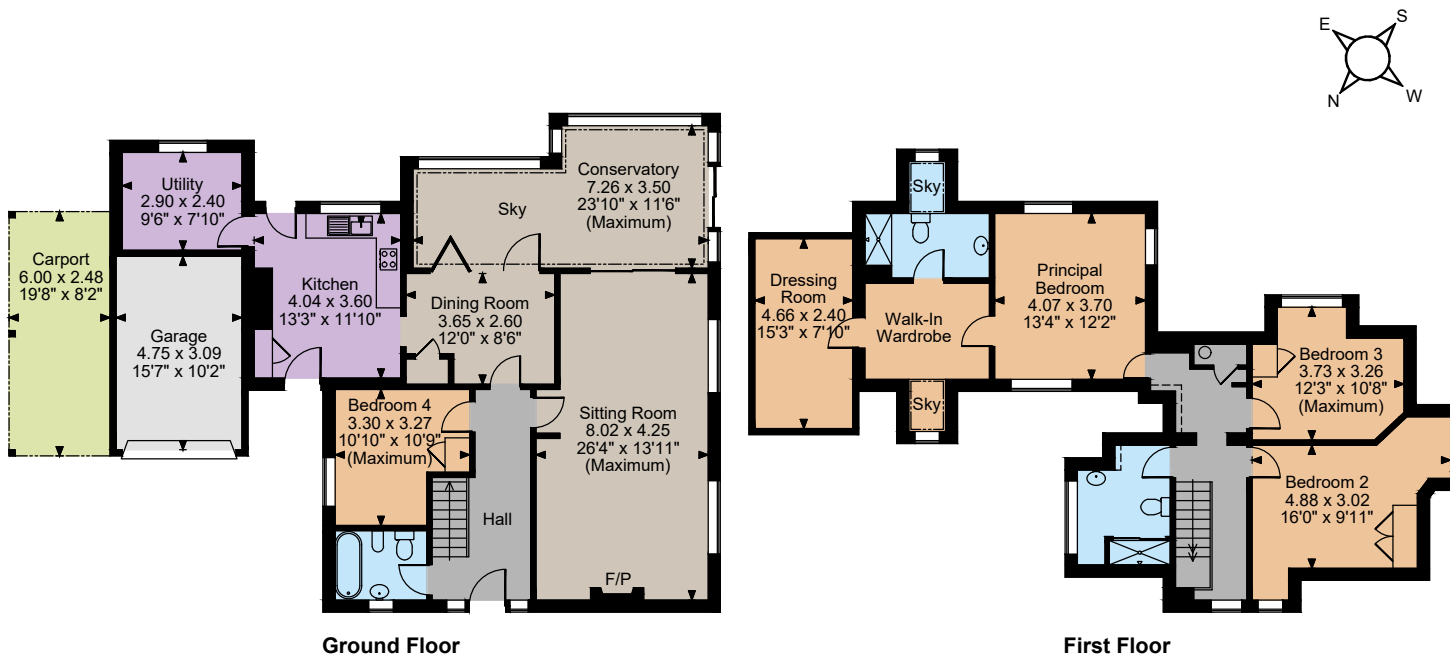
- St. Mary's, Ascot
- LVS, Ascot
- Papplewick, Ascot
- St. George's, Ascot
- The Marist School, Ascot
- Heathfield School, Ascot

- St Mary's School Ascot
- Sunningdale School
- Charters, Sunningdale
- Woodcote House, Windlesham
- Hall Grove, Bagshot
- Lambrook, Winkfield Row
- Coworth Flexlands, Chobham
- Wellington College, Crowthorne
- Eton College

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)





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

□□□ Denotes restricted head height

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Floorplans

House internal area 2,111 sq ft (196 sq m)

Garage internal area 158 sq ft (15 sq m)

Carport external area = 160 sq ft (15 sq m)

Total internal area 2,269 sq ft (211 sq m)

For identification purposes only.

Directions

Post Code: SL5 9BA

what3words: ///movie.boxer.create

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 G

EPC Rating: E

Ascot

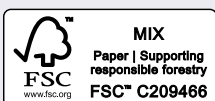
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