

Parbury
Napper Close, Ascot, Berkshire



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Land and property. Since 1885.

Attractive detached family house with contemporary interior and good-sized garden

Neutrally decorated throughout, this modern property provides a high standard of family living. The four-bedroom home features a bay-fronted sitting room, a bright, open-plan kitchen and dining area with a central island, and with direct access to the garden as well as the versatile attached garage.

The welcoming reception hall leads into a well-proportioned sitting room featuring recessed spotlighting in the ceiling and a bay window view to the front garden. Also reached from the reception hall is the light and spacious kitchen and breakfast room. This sleek space features contemporary white fitted units, a central island with an integral breakfast bar, and modern built-in appliances, seamlessly flowing into a sizeable dining area. Glazed double doors open directly to the rear garden and patio, providing a perfect layout for indoor-to-outdoor entertaining.

The garage, which may be accessed directly from the dining area, includes built-in units and a sink area that serves perfectly as a utility space. There is the potential to convert and extend the living accommodation into the garage, subject to planning permission.

On the first floor, the principal bedroom enjoys an outlook over the rear garden and benefits from a bank of built-in wardrobes and an en suite shower room. Three additional bedrooms are serviced by a family bathroom.

To the front, a private driveway leads to the garage and offers convenient off-road parking, bordered by low-level hedging that separates it from an area of lawn. At the rear, the enclosed grassed garden is framed by established hedging and features a paved patio area adjoining the house, creating ideal space for outdoor dining and relaxation.



Location

Located in North Ascot, just over a mile from Ascot High Street, the property is conveniently placed for easy access to a wide range of amenities, shops and transport links. It is also located within easy access of Ascot mainline station, providing a fuss-free commute to London, while the location also benefits from excellent road links. Further extensive shopping and leisure amenities may be found in the towns of Windsor, Camberley, Bracknell, Reading and Guildford.

For the golf enthusiast, there are multiple well-regarded golf courses nearby including Mill Ride Golf Club (just half a mile away), Wentworth, Sunningdale, The Berkshire and Swinley Forest. Horse racing may be enjoyed at the nearby Ascot Racecourse and at Windsor, and horse riding is available on Chobham Common and in Windsor Great Park (subject to obtaining a riding permit).

Educational opportunities in the area are excellent with a variety of schools, both in the state and independent sectors.

Postcode: SL5 8HG

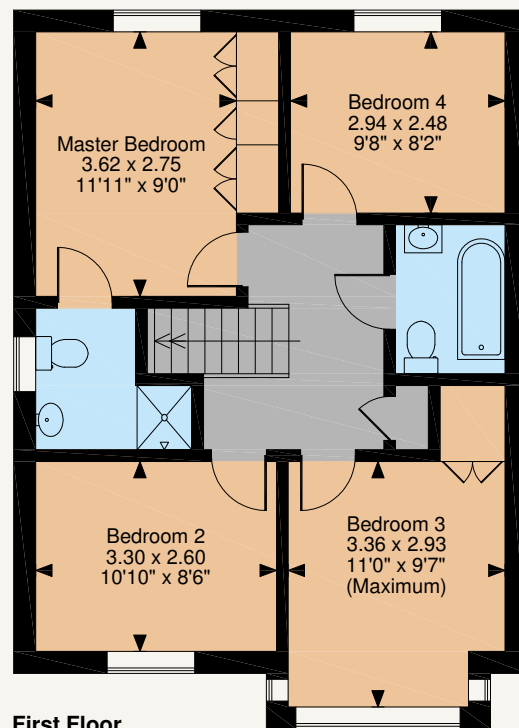
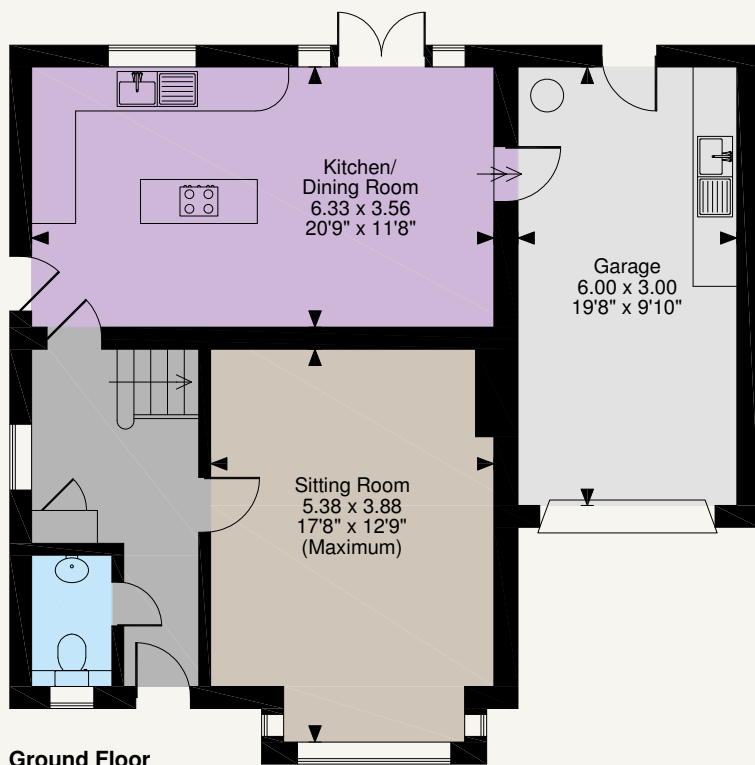
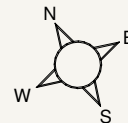
General

Local Authority: Bracknell Forest Borough Council
Services: Mains electricity, water and drainage. Central heating (air source heat pump). Rainwater harvesting for lavatories via a rain backup box.
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,399 sq ft (130 sq m) inc. garage
1 reception room
4 bedrooms (1 en suite) | Family bathroom
Front & rear gardens | Garage
Freehold | Town location

Guide price £675,000





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

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