



5 Parkside Road, Ascot, Berkshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## 5 Parkside Road Ascot, Berkshire SL5 0NL

A charming, semi-detached cottage with appealing period features and delightful south-west facing rear garden, located in a quiet and sought after lane

M3 (Jct 3) 4.7 miles, Sunningdale mainline station 0.8 mile (51 minutes to London Waterloo), Ascot 3 miles, Windsor 7.4 miles London Heathrow Airport 9 miles, Central London 27 miles

Reception hall | Sitting room | Kitchen/dining room | Cloakroom | 3 Bedrooms | Family bathroom | Shed | 2 Parking spaces | Garden EPC rating E

### The property

With a date plaque of 1902, the cottage offers vintage character blended with stylish contemporary enhancements which has seen the creation of a homely, up-dated living environment ideally suited to modern lifestyles. A side entrance gives access into a vestibule with a door leading into the relaxed setting of the light-filled sitting room which extends into the bay window recess and has alcove display shelving along with a fireplace focal point. There is ample space to provide a dining zone within this reception area offering a sociable spot to host family and friends. Across the entrance hallway, the kitchen is filled with natural light courtesy of two walls of windows and a glazed door which offer an outlook over the rear garden and a seamless connection with the outside setting. Fitted with a comprehensive range of sleek cabinetry and wooden work surfaces, the kitchen is adjoined by the dining area where meals can be enjoyed whilst appreciating the garden throughout the seasons.

The neat presentation continues on the first floor where there are three bedrooms and a family bathroom with modern, white fittings including a shower over the bath-tub. The principal room offers a bright and generous retreat, with two windows to the front aspect, whilst the second bedroom provides a length of fitted wardrobe storage.

### Outside

Offering a lush outdoor sanctuary, the rear low-maintenance garden is filled with colourful shrubs, pretty specimen trees, clipped box hedging and an attractive selection of perennial plants. Landscaped terracing and retaining walls create a pleasing feature and accommodate the slight rising incline of the plot. A paved terrace adjoins the house offering opportunities for outdoor dining and sitting, with steps leading up to a lawned area of garden. Two further steps rise to a barked garden zone with planting to either side and another three steps lead up to a paved spot alongside the shed and under the dappled shade of a timber pergola with climbing plants.



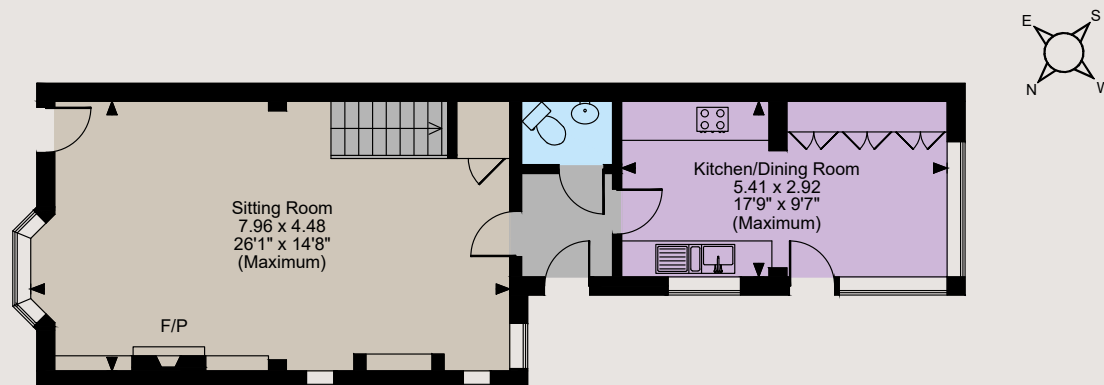


## Location

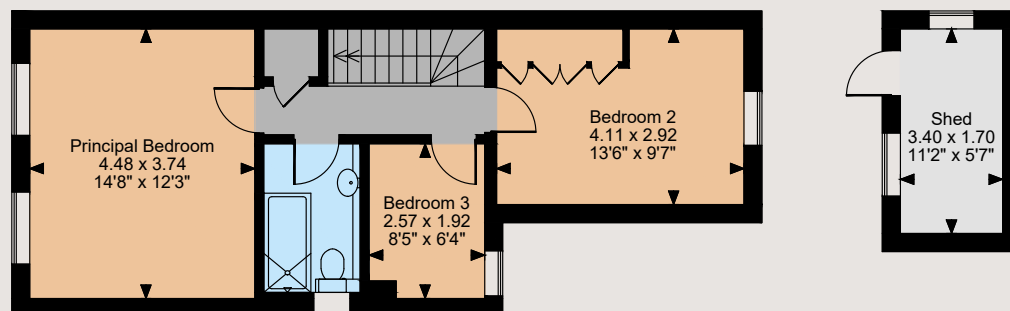
The property is located in a quiet, friendly lane, in the heart of Sunningdale village, with Sunninghill to the north-west. Both villages offer local amenities with Ascot town centre close-by for a more comprehensive range of shopping and leisure facilities. Road connections are excellent with easy access to both the M3 (J3) and the M25 (J13) and rail services to London (Waterloo) are available from Sunningdale and Ascot stations. Leisure and sporting facilities in the area are varied and include golf at Sunningdale, Wentworth, Windlesham and Swinley Forest, horse racing at Ascot and Windsor, and horse riding on Chobham Common and in Windsor Great Park. Excellent spa facilities are available at nearby Coworth Park, as well as Pennyhill Park, Wentworth and Foxhills. Well-regarded schooling in the vicinity includes Holy Trinity Primary School, Sunningdale School, The Marist and Charters School.



Floorplans  
House internal area 1,084 sq ft (101 sq m)  
Shed internal area 62 sq ft (6 sq m)  
Total internal area 1,146 sq ft (106 sq m)  
For identification purposes only.



Ground Floor



First Floor

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

From Strutt & Parker's Ascot office, follow the A329/High Street/London Road towards Sunninghill. At the roundabout continue straight-on, then take the right turn at the junction onto the B383. Turn left to join Church Road and take the first left onto Parkside where the property is on the left.

## General

**Local Authority:** Royal Borough of Windsor & Maidenhead - 01628 683800

**Services:** : Mains electricity, gas, water & drainage

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £750,000

## Ascot

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