



1 The Barn










Prince Albert Drive, Ascot, Berkshire



BNP PARIBAS GROUP

An impressive modern four-bedroom home in an exclusive Ascot gated development

An elegant four-bedroom property, one of only six within an impressive modern barn conversion development, just a mile from Ascot town centre. The property features stylishly appointed accommodation with understated, neutral décor and high-quality contemporary fittings, while outside there are views across the surrounding paddocks with their grazing horses

 1/2 RECEPTION ROOM	 3/4 BEDROOMS	 2 BATHROOMS
 GARAGE & ALLOCATED PARKING	 GARDEN & PATIO	 LEASEHOLD
 SEMI-RURAL	 2,042 SQ FT	 GUIDE PRICE £1,300,000



The property

1 The Barn is a spacious modern home, forming part of a substantial barn conversion within a gated development surrounded by fields and paddocks.

The ground floor living space includes a well-proportioned sitting room with double doors opening out to the gardens and offering a pleasing view over the paddock, and a similarly proportioned kitchen/breakfast room. This open-plan living/entertaining space also boasts double doors opening to the front, where there is a timber deck patio area. The kitchen itself is fitted with sleek, stylish modern units providing plenty of storage space, Quartz worksurfaces, a central island with a breakfast bar, and integrated appliances including dual ovens, dishwasher, fridge/freezer, wine chiller, and an induction hob.

Upstairs, the four bedrooms all overlook the open grassy paddocks, with three of them benefiting from Juliet balconies, which welcome plenty of sunlight throughout the day. They include the principal

bedroom with its dressing area, which has extensive built-in storage, as well as an en suite shower room. The second bedroom, currently being utilised as a reception room, features a dual aspect, both of which have Juliet balconies, making it ideal for use as an additional reception room if required. Additionally, there is a generously proportioned family bathroom with bathtub and separate shower unit. Additional features of the property include Lutron intelligent lighting and a video entry system.

Outside

The Barn is in an exclusive and highly desirable setting, on a gated site off the private Prince Albert Drive, approximately a quarter of a mile from the main road and surrounded by fields and woodland. At the entrance there are security gates with an intercom system and post boxes for each of the properties, while the driveway leads to a shared parking area at the front of the building. There is allocated parking for the property, as well as a garage for further parking and home storage.



Location

The Barn is conveniently situated just over a mile from the centre of Ascot with its selection of shops catering for day-to-day needs. The area also offers an excellent variety of restaurants and cafes, while the nearby towns of Windsor, Camberley and Reading also offer a wide range of shopping, leisure and dining options.

For the commuter, the property is well placed for rail services to London Waterloo from the local station in Ascot, while road links are also excellent with the M3, M4 and M25 all easily accessed. Heathrow Airport is also about 12 miles away, providing convenient access to international travel.

The area is also fortunate to have excellent schools in both the state and independent sectors.



Distances

- M3 (Jct 3) 4.6 miles
- M4 (Jct 6) 8.6 miles
- M25 (Jct 13) 8.8 miles
- Ascot High Street 1 mile
- Sunningdale 4.1 miles
- Windsor 7.0 miles
- Heathrow Airport (T5) 12 miles
- Central London 30 miles

Key Locations

- Windsor Great Park
- Windsor Castle
- The Savill Garden
- Virginia Water lake
- Ascot Racecourse
- Windsor Racecourse
- Runnymede
- Legoland

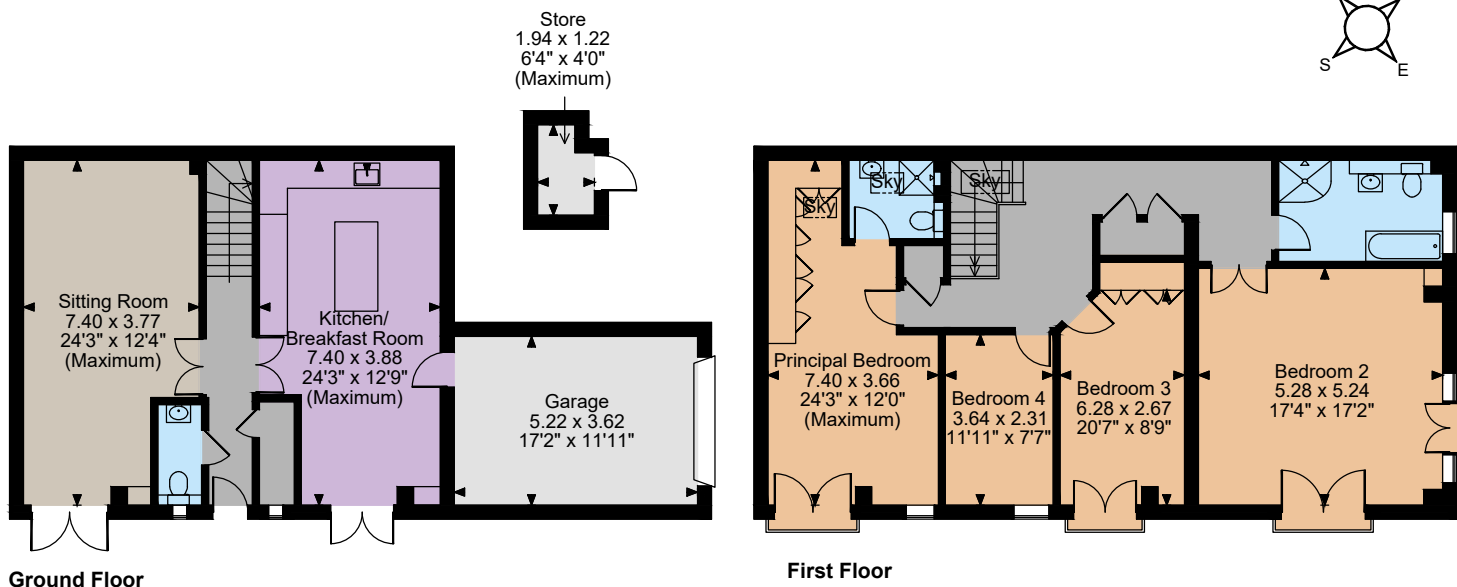
Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Bracknell
- Windsor & Eton Central
- Windsor & Eton Riverside

Nearby Schools

- Ascot Heath Primary School
- LVS Ascot
- St. George's School, Ascot
- Papplewick, Ascot
- St. Mary's School Ascot,
- Heathfield School, Ascot
- The Marist School, Ascot
- Sunningdale School
- Charters School, Sunningdale
- Woodcote House, Windlesham
- Lambrook School, Winkfield Row





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

House internal area 1,839 sq ft (171 sq m)
Garage internal area 203 sq ft (19 sq m)
Store internal area 23 sq ft (2 sq m)
Total internal area 2,065 sq ft (192 sq m)
For identification purposes only.

Directions

Postcode: SL5 8AT
what3words: ///layer.audio.monkey - brings you to the driveway

General

Local Authority: Bracknell Forest Borough Council

Services: Mains electricity, 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:** C

Tenure: Leasehold - 999 years from and including 1st January 2022

Service Charge: £3,116 p.a. (including building insurance)

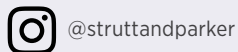
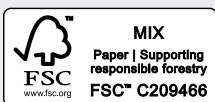
Ascot

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