



Newlands

Prince Consort Drive, Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial detached family home sitting in spectacular gardens

A delightful detached family home with extremely flexible accommodation, nestled within approximately 1.16 acres of beautifully landscaped, established gardens.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



1.16 ACRES



FREEHOLD



TOWN



3,349 SQ FT



**GUIDE PRICE
£1,850,000**



The property

The spacious and versatile ground floor features a welcoming entrance hall, a cloakroom, and a sitting room with a wall of bi-fold doors that open out to the rear terrace and garden. The kitchen/breakfast room also boasts bi-fold doors leading to the terrace - perfect for everyday family living—and is complemented by an adjoining utility room. Additional ground floor accommodation includes a study and a versatile family room/bedroom with its own en suite bathroom and dressing room, making it ideal as a guest suite.

Upstairs, the first floor is arranged to provide three double bedrooms, two of which benefit from en-suite bathrooms and dressing rooms, while the third is served by a well-appointed family bathroom.

Outside

A spacious gravelled driveway provides ample parking for multiple vehicles and leads to the double garage. Mature hedging along the boundaries ensures a high degree of privacy and seclusion. The rear

garden is a standout feature, with a generous lawn, mature trees, established shrubs, and vibrant herbaceous borders, creating a peaceful and private setting. A full-width terrace provides the perfect space for outdoor entertaining, complemented by a detached garden room or office complete with a kitchen and shower room.



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Location

Newlands is conveniently situated just over a mile from the centre of Ascot with its selection of shops catering for day-to-day needs; there also is a Waitrose store in nearby Sunningdale. 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.

Leisure facilities are plentiful and of excellent quality in the surrounding locale, with the magnificent Windsor Great Park nearby, and prestigious golf clubs close at hand, including the renowned Wentworth and Sunningdale Golf Clubs.

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 just over 12 miles away, providing convenient access to international travel.

The area is also served by an excellent range of schools, in both the state and private sectors, including the outstanding-rated Charters School, in Sunningdale.



Distances

- M3 (Jct 3) 4 miles
- M4 (Jct 10) 8.3 miles
- Ascot High Street 1.3 mile
- Sunningdale 4.3 miles
- Windsor 7.3 miles
- Heathrow Airport (T5) 12.3 miles
- Central London 31.9 miles

Nearby Stations

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

Key Locations

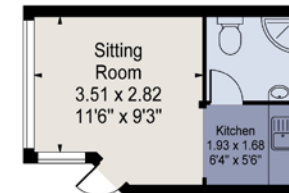
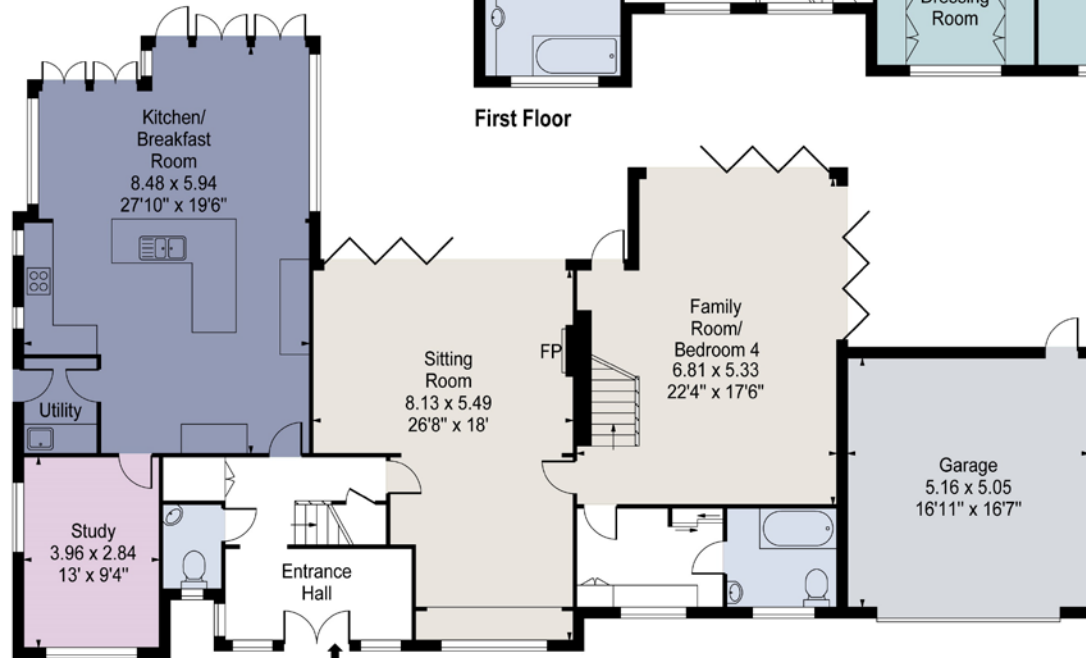
- Ascot Racecourse
- Windsor Great Park
- Windsor Castle

- Windsor Racecourse
- LEGOLAND Windsor Resort
- The Savill Garden
- Virginia Water lake
- Runnymede (Magna Carta Memorial)
-

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
- ACS International School, Egham
- American International School (TASIS) , Thorpe





Floorplans

House internal area 2,873 sq ft (267 sq m)

Garage & Outbuilding 476 sq ft (44 sq m)

Total internal area 3,349 sq ft (311 sq m)

For identification purposes only.

Directions

Post Code: SL5 8AW

what3words: ///baking.woke.chefs - brings you to the driveway

General

Local Authority: Bracknell Forest Council

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 H

EPC Rating: D

Ascot

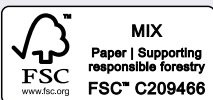
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