



Bluebell House  
9 Silwood Close, Ascot, Berkshire



## An impressive detached home with delightful gardens, in a sought-after Ascot setting

A stylish family home with four bedrooms and light, attractive accommodation, set in an exclusive position on a peaceful residential cul-de-sac less than a mile from Ascot town centre. The property features beautiful and spacious gardens, backing onto woodland and providing a peaceful, secluded environment in which to relax.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**IN ALL ABOUT 0.774 ACRES**



**FREEHOLD**



**TOWN**



**2,241 SQ FT**



**GUIDE PRICE £1,650,000**



### The property

9 Silwood Close is a beautifully presented detached home, sitting at the end of Silwood Close, a small residential cul-de-sac in one of Ascot's most desirable locations. The ground floor accommodation features well-proportioned, airy reception rooms, including the 24ft, dual aspect sitting room with its French doors opening onto the rear gardens. There is also a comfortable snug with a fireplace and, adjoining the snug in an open-plan layout, a light and generous dining area with tall windows and French doors opening to the rear gardens. Additionally on the ground floor, the kitchen features Shaker-style units in grey, providing plenty of storage space, as well as an integrated oven, gas hob and extractor hood and an electric black 3 oven Aga. The kitchen also has French doors connecting to the rear patio area.

Upstairs there are four well-presented double bedrooms, all of which benefit from views across the rear gardens and towards the rare bluebell carpeted woodland beyond. The principal bedroom features extensive built-in storage and an en suite bathroom

with a bathtub and a separate shower unit. There is also access from the principal bedroom to the 30ft versatile and very large roof terrace, which provides a stunning vantage point for enjoying the peaceful surroundings. The second bedroom also benefits from fitted wardrobes, while additionally, the first floor has a family shower room.





## Outside

At the front of the house, the block-paved driveway offers plenty of parking space and access along the side of the house to the garage at the rear. The garage could be used for further secure parking, or as storage and workshop space. Further storage is available in the garden shed. The mature gardens to the rear are blessed with multiple rare species and trees and are expansive and offer a peaceful, private space which is not overlooked by neighbouring homes. There is a patio area across the back of the house and a covered terrace which is ideal for either an outdoor gym and exercise area, or for al fresco dining. Beyond the patio there are two large and mature lawns, one of which used to be used as a fully prepared grass tennis court. The extensive lawns stretch to approximately 200ft and including border hedgerows, various mature trees and shaded meadows with colourful spring flowers. The woodland beyond the gardens helps to create a sense of tranquillity and seclusion, despite the property's well-connected setting.

## Location

Known for its world-famous racecourse, Ascot is a prestigious town in a highly desirable and well-connected area. Ascot itself has a small High Street with many of the amenities required for day-to-day living, including a variety of shops and a good choice of pubs, bars and restaurants, while there is a Waitrose in Sunningdale. Leisure facilities are plentiful and of excellent quality in the surrounding locale, with the majestic Windsor Great Park nearby, and the renowned Wentworth golf club close at hand. Ascot is within easy reach of central London (56 minutes to London Waterloo).



### Distances

- Sunninghill centre 1.0 mile
- Sunningdale 2.8 mile
- Ascot High Street 1.3 mile
- Windsor 6.5 miles
- London Heathrow Airport 13 miles

### Nearby Stations

- Sunningdale railway station
- Ascot railway station
- Longcross railway station

### Key Locations

- Sunningdale Park
- Windsor Great Park
- The Valley Gardens
- Virginia Water Lake Pavilion
- Chobham Common
- Windsor Castle
- The Long Walk

### Nearby Schools

- The Marist School
- Sunningdale School
- St Michael's CofE Primary School, Sunninghill
- Holy Trinity CofE Primary School, Sunningdale
- Charters School





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

Main House internal area 2,214 sq ft (206 sq m)  
 Garage/Covered Porch internal area 462 sq ft (43 sq m)  
 Shed internal area 234 sq ft (22 sq m)  
 Terrace/Covered Area external area = 553 sq ft (51 sq m)  
 Total internal area 2,910 sq ft (270 sq m)  
 For identification purposes only.

## Directions

RG8 9RY

**what3words:** ///sober.rope.composers- brings you to the driveway

## 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:** Bang G

**EPC Rating:** C

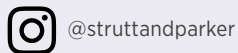
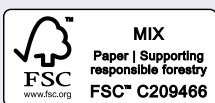
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## Ascot

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