



**The Oaks**  
St. Johns Road, Ascot, Berkshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# A beautifully appointed, 5-bedroom family home with flexible accommodation, set in a well-regarded location

A well-presented, detached family home on a peaceful cul-de-sac in a sought-after Ascot location. The property lies within easy reach of Ascot High Street and the excellent local road and rail commuter connections, while also being moments from Ascot's world-famous racecourse



3 RECEPTION  
ROOMS



5 BEDROOMS



3 BATHROOMS



OFF-ROAD  
PARKING



GARDEN



FREEHOLD



TOWN



1647 SQ FT



GUIDE PRICE  
£850,000

## The property

The Oaks is an appealing, detached family home providing flexible accommodation arranged across two floors. The property showcases elegant, understated modern fittings and décor in a neutral colour palette, complemented by an abundance of natural light throughout. Notably, the ground floor includes a good-sized bedroom with an en suite shower room, making it well suited to one-level living if desired. Together, these elements create a calm and welcoming setting, ideal for both relaxed living and entertaining.

The principal reception rooms are positioned at the rear of the house, enjoying views over the garden. These include a 22ft drawing room with a feature fireplace and French doors opening to the rear patio, as well as an open archway connecting to a conservatory-style dining room. This semi open-plan layout offers an additional area in which to relax, enhanced by skylights, panoramic windows and further French doors leading to the garden. In addition, the sitting room provides extra informal

living space that could serve as a study if preferred. The well-proportioned kitchen/dining room features a sleek range of contemporary wall and base units for ample storage, along with integrated appliances such as a wine cooler, dual ovens, an induction hob and extractor hood. There is generous room for a family dining table, and a separate seating area.

There are five well-presented bedrooms in total, four of which are located on the first floor, plus a generous principal bedroom on the ground floor, which could alternatively be used as a further sitting room if preferred. The principal bedroom has an en suite shower/wet room, and one of the first floor bedrooms also benefits from its own en suite. Three of the four upstairs bedrooms have built-in storage, and there is also a family bathroom.



## Outside

The Oaks sits towards the end of this peaceful cul-de-sac, backing onto the playing fields of the prestigious Papplewick School. To the front of the property there is a paved front driveway with an electric vehicle charging point, whilst to the side, a gate opens to the rear garden, which is enclosed by timber panel fencing and screened by mature trees for a sense of peace and privacy. The garden includes a patio, ideal for al fresco dining, an area of lawn bordered by well-stocked flower/shrubs beds, and a timber-framed shed for convenient storage.

## 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. There is a Waitrose store in nearby Sunningdale, whilst the towns of Windsor, Camberley and Reading provide further more extensive range of amenities.

## Distances

- M3 (Jct 3) 6.5 miles
- M4 (Jct 6) 6.6 miles
- M25 (Jct 13) 9.8 miles
- Ascot High Street 1.5 miles
- Sunningdale 4.4 miles
- Windsor 5.4 miles
- Heathrow Airport (T5) 13.5 miles
- Central London 29 miles

## Key Locations

- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- Legoland Windsor Resort
- Runnymede (Magna Carta Memorial)

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 golf club.

Communication links are excellent: the M3 and M4 link to London and the motorway network, and Ascot station (1.3 miles) offers regular services to Reading, Guildford and Central London.

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



## Nearby Stations

- Ascot
- Sunningdale
- Martins Heron Station
- Bracknell Station

## Nearby Schools

- Papplewick, Ascot
- LVS, Ascot
- Heathfield, Ascot
- St George's, Ascot
- St. Mary's, Ascot
- The Marist School, Ascot
- Charters School, Sunningdale
- Woodcote House, Windlesham
- Lambrook School, Winkfield Row
- ACS International School, Egham
- Royal Holloway College, Egham
- Wellington College, Crowthorne
- Eton College





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## Floorplans

House internal area 1,647 sq ft (153 sq m)  
 Shed internal area 97 sq ft (9 sq m)  
 Total internal area 1,744 sq ft (162 sq m)  
 For identification purposes only.

## Directions

Post Code: SL5 7NH  
 what3words: ///richer.keys.vets

## 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:** Band F

**EPC Rating:** C

## Ascot

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