



5 Lavender Park
Swinley Road, Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming 3-bedroom end-of-terrace period house forming part of a former coach house

An end-of-terrace period home in a converted coach house, within a private setting within easy reach of local amenities and transport links



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



GARAGE



LANDSCAPED GARDEN



FREEHOLD



TOWN



1082 SQ FT



**OIEO
£650,000**



The property

An attractive end-of-terrace period property, set within a private road and featuring handsome brick elevations, with a beautifully presented interior.

The main ground floor reception area is the sitting/dining room with an open-plan layout, and ample space for both a seating area and a family dining table. The adjoining kitchen is fitted with a comprehensive range of units, providing plenty of storage and food preparation space, along with integrated stainless steel appliances; a worksurface with inset butler sink creates a division from the conservatory which allows natural light to infuse the area. From the conservatory, double doors open out to the rear patio and garden, thereby 'bringing the outside in' and providing excellent informal dining and entertaining space. A cloakroom located off the reception hall completes the ground floor.

Upstairs, there are three bedrooms, two of which have built-in storage, and a family bathroom with a stand-alone 'ball and claw footed' bath and a shower cubicle.

Outside

The property is situated in a courtyard-style development, at the end of a sweeping private driveway.

To the rear of the house is an enclosed garden, creatively landscaped to provide visual interest and incorporating a central area of lawn encircled by a gravelled pathway, and flower/shrub borders. A paved patio, accessed from the conservatory, provides space for outdoor dining and relaxation. The property also benefits from a garage located in a nearby block.



Location

Lavender Park is situated in a highly-regarded area within very easy reach of Ascot High Street, with its great selection of both independent and High Street stores, restaurants, pubs and coffee shops. The nearby towns of Windsor, Camberley and Bracknell offer more extensive facilities.

Communication links are excellent with nearby Ascot station providing regular services to London Waterloo, and easy access to the M3 and M4 motorways, and Heathrow and Gatwick Airports. Ascot is surrounded by beautiful countryside, yet is within easy commuting distance of Central London.

Excellent leisure facilities in the area include horse racing at Ascot and Windsor; golf at Lavender Park, Sunningdale, Wentworth, The Royal Berkshire and Swinley Forest. The area is also serviced by a superb range of schools, in both the state and independent sectors, and the property is in the catchment area for Charters School.



Distances

- M3 (Jct 3) 4.2 miles
- Ascot High Street 1.6 miles
- Sunningdale 4.5 mile
- Heathrow Airport (T5) 14.8 miles
- Central London 31.5 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Virginia Water Lake
- Savill Garden
- Windsor Castle
- The Long Walk
- Windsor Racecourse
- LEGOLAND Windsor Resort

Nearby Schools

- LVS, Ascot
- Heathfield, Ascot
- St. Georges, Ascot
- St. Mary's, Ascot
- Papplewick, Ascot
- Charters, Sunningdale
- Lambrook, Winkfield Row
- ACS International School, Egham
- The American International School, Thorpe
- Eton College
- Wellington College, Crowthorne

Nearby Stations

- Sunningdale Station
- Ascot railway Station
- Martins Heron Station
- Bracknell Station



Approximate IPMS2 Floor Area = 100.5 sq m / 1082 sq ft
 Garage = 23.7 sq m / 255 sq ft
 Total = 124.2 sq m / 1337 sq ft
 (Including Limited Use Area of 1.4 sq m / 15 sq ft)



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 296099



Floorplans

House internal area 1,082 sq ft (100.5 sq m)
 Garage internal area 255 sq ft (23.7 sq m)
 Total internal area 1,337 sq ft (124.2 sq m)
 For identification purposes only.

Directions

SL5 8BD

what3words: ///punchy.jokes.enable - will take you to the entrance to Lavender Park

General

Local Authority: Bracknell Forest Council - Tel. 01344 352000

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 E

EPC Rating: D

Ascot

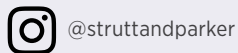
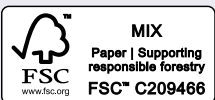
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