



Rushpoint

2 The Avenue, Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive 4-bedroom residence with a detached studio, just minutes from Ascot High Street. No onward chain.

A beautifully presented family home that has been extended and modernised to provide light-filled accommodation, with the benefit of a detached garden studio. Situated close to the world-famous Ascot Racecourse and Ascot High Street.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OFF-ROAD PARKING



GARDENS & DETACHED STUDIO



FREEHOLD



TOWN



2150 SQ FT



**GUIDE PRICE
£950,000**



The property

Situated in a highly-desirable residential road, Rushpoint is an appealing family home that has been beautifully extended and modernised to offer versatile living space, including a detached garden studio. Meticulously updated by the current owners, the house strikes a perfect balance between classic character and contemporary flair.

The heart of the home is the splendid open-plan kitchen/breakfast/family room, bathed in natural light courtesy of a roof light and bi-folding doors that dissolve the boundary between inside and out. The kitchen area is comprehensively fitted with a sleek range of units, stone worktops and a breakfast bar, and Miele appliances.

The ground floor further comprises a sophisticated sitting room with a feature bay window and log burner, a formal dining room, a practical utility room with dedicated outside access, and a guest cloakroom.

Arranged over the first floor are four bedrooms, each benefitting from integrated storage. The principal bedroom is a particular highlight, with an en suite shower room and French doors that open out to a Juliet balcony overlooking the garden. A modern family bathroom serves the remaining bedrooms.

Outside

The outdoor spaces have been designed for both relaxation and productivity. A patio area serves as an ideal spot for al fresco entertaining, leading to an expanse of lawn framed by flower beds, mature shrubs and trees. Situated close to the house is the converted former garage, now a fully powered and heated studio, perfectly suited for use as a home office, gym, or creative retreat. To the front of the property, a driveway provides off-road parking.



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 bustling 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 a further more extensive range of amenities.

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.



Distances

- M4 (Jct 6) 6.4 miles
- M3 (Jct 3) 6.5 miles
- Ascot High Street 1.7 miles
- Sunningdale 4 miles
- Virginia Water 5.6 miles
- Windsor 5.5 miles

Key Locations

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

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
- American International School (TASIS), Thorpe

Nearby Stations

- Ascot
- Sunningdale
- Martins Heron Station
- Bracknell Station

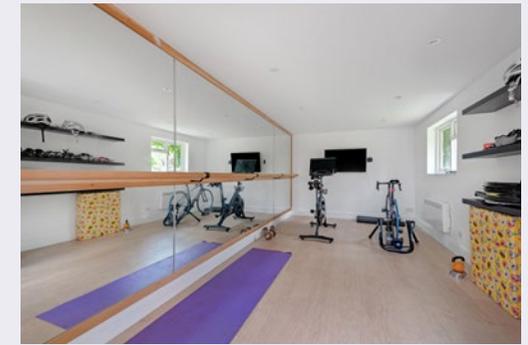




The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 1,912 sq ft (178 sq m)
 Outbuilding 238 sq ft (22 sq m)
 Total internal area 2,150 sq ft (200 sq m)
 For identification purposes only.

Directions

Post Code: SL5 7LY

what3words: ///rested.skins.melt

General

Local Authority: Royal Borough of Windsor and Maidenhead

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: D

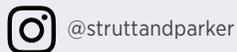
Ascot

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