

11 The Burlings
Ascot, Berkshire



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& Parker

Land and property. Since 1885.

An exceptional five-bedroom detached residence, blending contemporary living with elegant design, and showcasing a striking open-plan kitchen, beautifully landscaped gardens, and versatile detached gym and studio outbuildings.

A sophisticated detached family home, offering a perfect blend of modern luxury and practical family living. Arranged over two floors and complemented by high-specification outbuildings, the property provides over 2,000 sq ft of beautifully presented accommodation in a quiet, sought-after Ascot setting.

The property

The ground floor opens into a bright reception hall with warm wood flooring, leading to the various primary living areas. The heart of the home is the expansive open-plan kitchen and dining room — a dual-aspect space designed for contemporary entertaining. It features a comprehensive range of wooden cabinetry, a central island, and integrated appliances; bi-folding doors seamlessly connect the dining area to the rear terrace and garden. The ground floor also provides a substantial sitting room with an inset fireplace and garden access, a dedicated front-aspect study for home working, a practical utility room, and a guest cloakroom.

On the first floor, the accommodation is equally impressive. The light-filled principal bedroom features vaulted ceilings, skylights, and a modern en suite bathroom. Four further well-proportioned bedrooms provide flexible space for a growing family, served by a stylish family bathroom, as well as an additional en suite shower



Outside

The exterior is a standout feature, with the rear garden having been meticulously landscaped to include a large paved patio area ideal for al fresco dining. Steps lead to a manicured lawn bordered by mature trees and vibrant planting. The property uniquely benefits from two outbuildings: a gym (converted from half of the double garage), and a separate garden studio, which benefits from power and wifi and offers a peaceful retreat for work or leisure. To the front, a generous driveway provides off-street parking and leads to the garage.

Location

Set within the leafy residential enclave of Ascot, The Burlings enjoys a convenient yet tranquil position, combining village charm with excellent connectivity. Bustling Ascot High Street provides a range of cafés, restaurants, boutiques and everyday amenities, while additional shops and community facilities are available in nearby Sunninghill and Sunningdale, including a Waitrose store. Ascot Station provides regular services to London Waterloo in under an hour, with direct links to Reading, while the M3, M4 and M25 offer easy road access to Heathrow and Gatwick Airports.

Leisure facilities are plentiful in the surrounding locale, with the magnificent Windsor Great Park nearby; golf at the renowned Wentworth, Sunningdale, The Royal Berkshire and Swinley Forest golf clubs; and horse racing at Ascot and Windsor Racecourses. The area is also well served by highly regarded schools in both the independent and state sectors, including Charters School, Papplewick, LVS Ascot, Heathfield, St. George's, and St. Mary's.

Postcode region: SL5

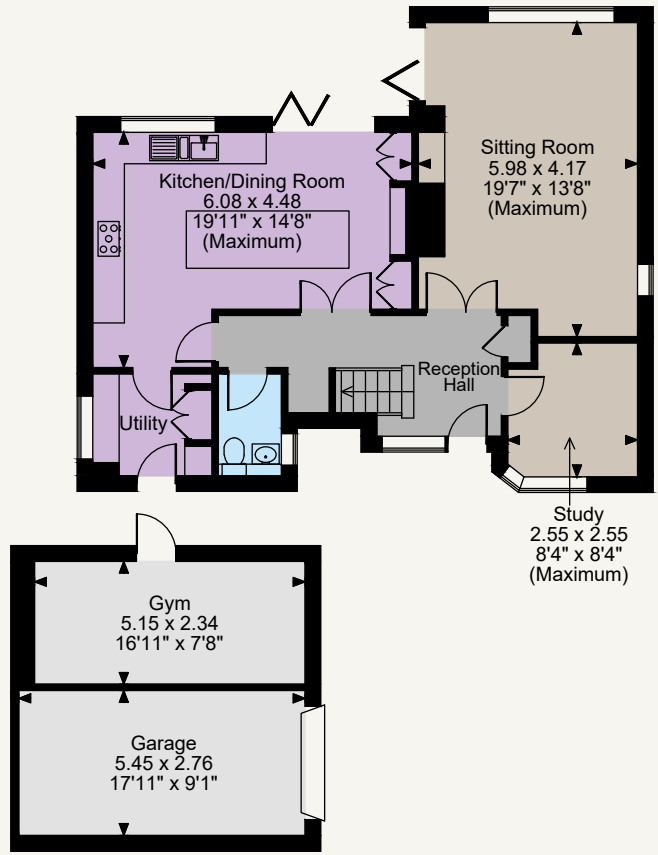
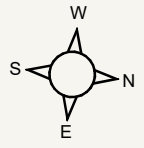
General

Local Authority: Royal Borough of Windsor & Maidenhead
 Services: Mains electricity, gas, water and drainage.
 Council Tax: Band G
 EPC Rating: D

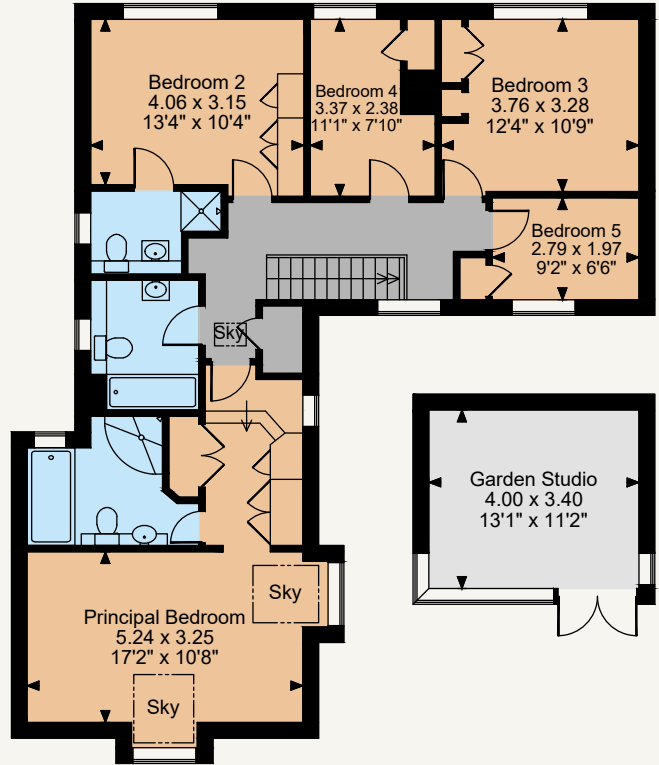
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



2,235 sq ft (208 sq m)
2 reception rooms
5 bedrooms | 3 bathrooms
Gym | Garden studio
Delightful landscaped garden
Garage
Freehold | Town location
Guide price £1,195,000



Ground Floor



First Floor

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

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