



# Victoria House

The Covert, Ascot, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A substantial detached home, complete with a separate triple garage with studio above

Set within an exclusive cul-de-sac, an expansive detached family home with delightful landscaped gardens and a triple garage with self-contained accommodation above



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**5 BATHROOMS**



**TRIPLE GARAGE & STUDIO**



**LANDSCAPED GARDENS**



**FREEHOLD**



**TOWN**



**4,981 SQ FT**



**GUIDE PRICE  
£2,450,000**



### The property

Set behind secure private gates in a quiet cul-de-sac, The Covert, Victoria House is testament to the renowned craftsmanship of Millgate Homes. Upon entering, a spacious reception hall with mellow wood flooring and oak staircase, creates an inviting sense of arrival and opens into all principal rooms.

Designed for both family life and entertaining, the ground floor includes a spacious triple-aspect drawing room with a feature inglenook fireplace and double doors out to the garden, and a splendid open-plan kitchen extending into an oak framed garden room with a beamed vaulted ceiling and two sets of French doors, opening out to the gardens. The kitchen has a useful adjoining utility room with its own outside access, and there is a family room also with direct access to the gardens via double doors. The ground floor further comprises a second spacious sitting room, a study, and a cloakroom.

Upstairs, the bedrooms are arranged around a spacious landing, including the principal suite

comprising a bedroom, dressing room and shower room. There is also a guest bedroom with a dressing area and en suite bathroom, three further bedrooms, two of which have access to a Jack and Jill shower room, and a family bathroom.

The property benefits from self-contained, ancillary accommodation above the detached triple garage, comprising a reception room/bedroom and a shower room. The space would be suitable for a variety of uses, including a home office, multi-generational living or staff accommodation.

### Outside

Set behind secure, electrically operated gates, the property is framed by beautifully landscaped gardens and enjoys a high degree of privacy, with all year round interest provided by herbaceous borders, mature shrubs and trees, and clipped hedging.



## Outside

To the front, a spacious driveway leads to the triple garage and provides ample parking for several cars, whilst to the rear there is an expansive Indian sandstone terrace which may be accessed from the garden room, family room and drawing room, thereby providing excellent space for indoor/outdoor entertaining and relaxation.

## Location

The Covert is a highly-regarded road in Ascot, a prestigious town in a highly desirable and well connected area, known for its world-famous racecourse. The area has a rural and leafy feel yet is perfectly positioned for easy access to the motorway network and rail services. 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.

## Distances

- M3 (Jct 3) 3.4 miles
- Ascot High Street 2 miles
- Sunningdale 2.4 miles
- Windsor 8.7 miles
- Heathrow Airport (T5) 11.2 miles
- Central London 30.8 miles

## Key Locations

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



## Location

Leisure and sporting facilities are plentiful and of excellent quality in the surrounding area, with Windsor Great Park nearby, and the renowned Wentworth and Sunningdale golf clubs close at hand. Excellent spa facilities are available at The Berystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

For the commuter, rail links to London (Waterloo) are available from Sunningdale and Ascot and the property is well placed for the motorway network with the M3, M25 and M4 providing links to Central London, the West Country, Heathrow and Gatwick Airports.

The area is also fortunate to have some excellent schools, in both the state and independent sectors.

## Nearby Stations

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

## Nearby Schools

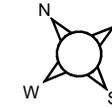
- Papplewick, Ascot
- LVS Ascot
- Heathfield, Ascot
- St George's, Ascot
- St. Mary's, Ascot
- The Marist School, Ascot
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Ro
- Wellington College, Crowthorne
- Eton College
- ACS International School, Egham
- American International School (TASIS), Thorpe











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

House internal area 3,788 sq ft (352 sq m)  
 Outbuilding internal area 1,193 sq ft (111 sq m)  
 Total internal area 4,981 sq ft (463 sq m)  
 For identification purposes only.

### Directions

Post Code: SL5 9JS  
 what3words: ///upgrading.fuel.living

### General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800

Services: Mains gas, electricity, water, and drainage

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

Council Tax: Band H

EPC Rating: B

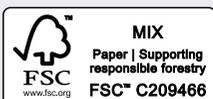
### Ascot

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