



Warners

Wells Lane, Ascot, Berkshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A stunning detached four-bedroom home with beautiful styling and splendid gardens, in an exclusive setting

A stylishly appointed modern detached home, set in an exclusive position on one of Ascot's most sought-after private residential roads. The property offers light, airy and open-plan accommodation, while outside, the large south-facing gardens are beautifully landscaped and provide a wonderful sense of space and privacy.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GATED PARKING



LANDSCAPED GARDENS



FREEHOLD



TOWN



2,859 SQ FT



**GUIDE PRICE
£2,000,000**

The property

Warners is an immaculately presented four-bedroom detached home, offering luxurious, light-filled accommodation across two beautifully arranged floors. The interiors are elegantly designed, with spacious reception areas and a striking open-plan kitchen/living space at the heart of the home. Externally, the property features attractive K-rend rendered and clad elevations and sits within meticulously maintained private gardens.

A welcoming reception hall sets the tone with wooden flooring and a calm, neutral palette that flows throughout much of the ground floor. The stylishly presented sitting room features a woodburning stove and a dual aspect, including French doors that open out to the gardens. On the other side of the reception hall lies the heart of the home: a spacious open-plan kitchen/dining/sitting room. Extending to 40ft, this impressive space features tiled flooring and is largely formed from the beautiful oak frame, with its lofty

vaulted ceiling and exposed beams. Full-height windows flood the space with natural light and offer views across the garden, while slimline double doors lead directly to the patio areas. The dining area comfortably accommodates a large table, and there's also a generous sitting area in which to relax. The kitchen is fitted with handmade cabinetry, a central island, integrated appliances, and an Everhot range cooker. Adjoining the kitchen is a large walk-in, hand-crafted pantry with panelled walls and abundant storage. Further bespoke cabinetry and storage can be found in the bootility room, which also benefits from direct outdoor access.

Additionally, the ground floor has a large study for those seeking to work from home; this room could be utilised as a playroom if required. Upstairs, the galleried landing leads to four double bedrooms, including a spacious principal suite with a walk-in wardrobe and en suite shower room.



The property (cont...)

The remaining bedrooms are served by a stylish family bathroom featuring a contemporary freestanding bathtub.

Outside

At the entrance to the property, security gates open onto the gravel driveway, which provides plenty of parking space for several vehicles in front of the house. The gardens are mostly laid out to the front and sides of the house, benefitting from a southerly aspect and including beautifully maintained lawns, patio areas for 'al fresco' dining, a children's play area, and borders with various flowering perennials and shrubs. In addition there is a large vegetable and cut flower garden with raised beds and a Rhino greenhouse enclosed by picket fencing. Situated to the side of the driveway and parking area is an attractive storage shed with a pitch tiled roof. The garden is sheltered by mature trees, which lend a sense of peace and privacy to the surroundings.

Location

Known for its world-famous racecourse, Ascot is a prestigious town in a highly desirable and well-connected area. Ascot itself has a 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, while there is a Waitrose store in nearby Sunningdale. The towns of Windsor, Bracknell and Reading offer a more extensive range of facilities. Leisure opportunities are plentiful and of excellent quality, with the magnificent Windsor Great Park close by, polo at Guards Polo Club, and several prestigious golf clubs in the area, including the renowned Wentworth Club.

Ascot is within easy reach of central London (approximately 54 minutes to London Waterloo), and is served by an excellent selection of schools in both the private and state sectors, including St George's School, Ascot, which is within striking distance.



Distances

- M3 (Jct 3) 4.9 miles
- M25 (Jct 13) 7 miles
- M4 (Jct 6) 8 miles
- Ascot High Street 1.2 miles
- Sunninghill 1 miles
- Sunningdale 2.6 miles
- Windsor 6.2 miles

Nearby Stations

- Ascot
- Sunningdale
- Martins Heron Station

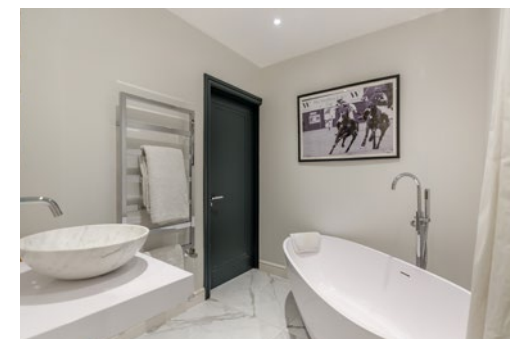
Key Locations

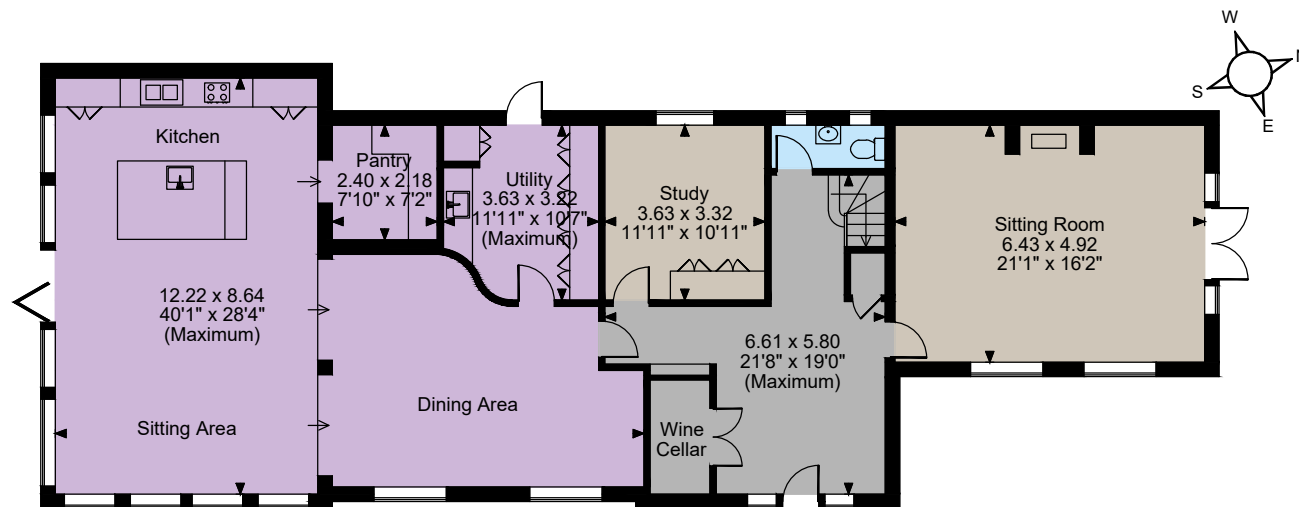
- Ascot Racecourse
- Guards Polo Club
- Windsor Great Park
- Savill Garden
- Virginia Water Lake

- Windsor Castle
- Windsor Racecourse
- LEGOLAND Windsor Resort
- Runnymede (Magna Carta Memorial)

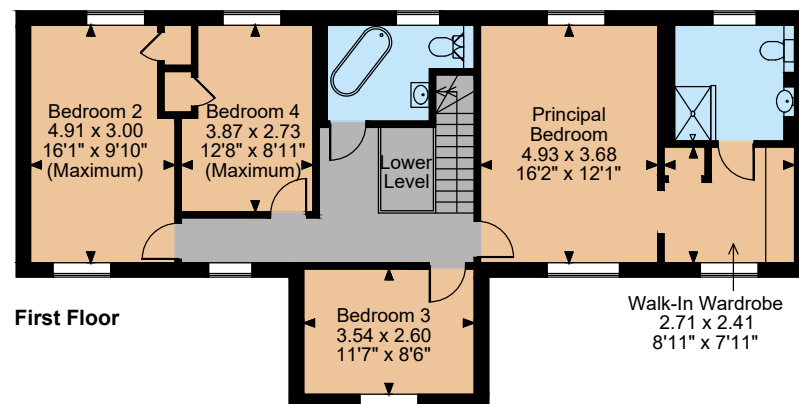
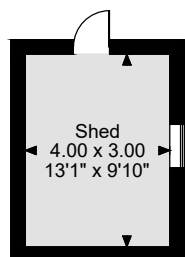
Nearby Schools

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





Ground Floor



First Floor

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

House internal area 2,730 sq ft (254 sq m)
For identification purposes only.

Directions

Post Code: SL5 7DY

what3words: ///learns.achieving.toxic

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 G

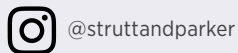
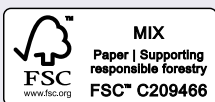
EPC Rating: E

Ascot

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