



Wells Cottage

Wells Lane, Ascot, Berkshire

A masterpiece of bespoke design, featuring a detached annexe and exquisite landscaped gardens

An exceptional detached residence offering in excess of 8,200 sq. ft of luxurious and uniquely styled accommodation with a separate versatile annexe that provides additional living and entertaining space. Set within a private lane, the property blends privacy with effortless access to Ascot's amenities, and is complemented by wonderful landscaped grounds.



8 RECEPTION ROOMS



8 BEDROOMS



6 BATHROOMS



SHOWCASE-STYLE GARAGING



1.14 ACRES



FREEHOLD



TOWN



8,224 SQ FT



**GUIDE PRICE
£4,250,000**



The property

Wells Cottage is a substantial house boasting fine, bespoke craftsmanship with stylish décor and fittings, and featuring a spacious, detached annexe. Occupying an enviable tucked-away position, the property enjoys immense peace and privacy whilst being just minutes from Ascot's bustling High Street and transport links.

The sprawling ground floor layout includes a welcoming lobby with a floating staircase leading to a galleried landing above. Beyond the lobby is a stylish inner hall and bar area with a fireplace and a custom-built bar and wine store. An archway connects the bar to the expansive 47ft kitchen/dining/breakfast room at the rear, which has lofty 3m-high ceilings, full-height windows, and sliding glass doors opening to an extensive terrace, creating a splendid inside-outside entertaining space. There are also two ceiling lantern skylights that add to the natural light. The Häcker kitchen is comprehensively fitted with sleek modern cabinetry, a U-shaped central island with a breakfast bar, and integrated Miele appliances.

Additional storage is provided by the boot room and utility room.

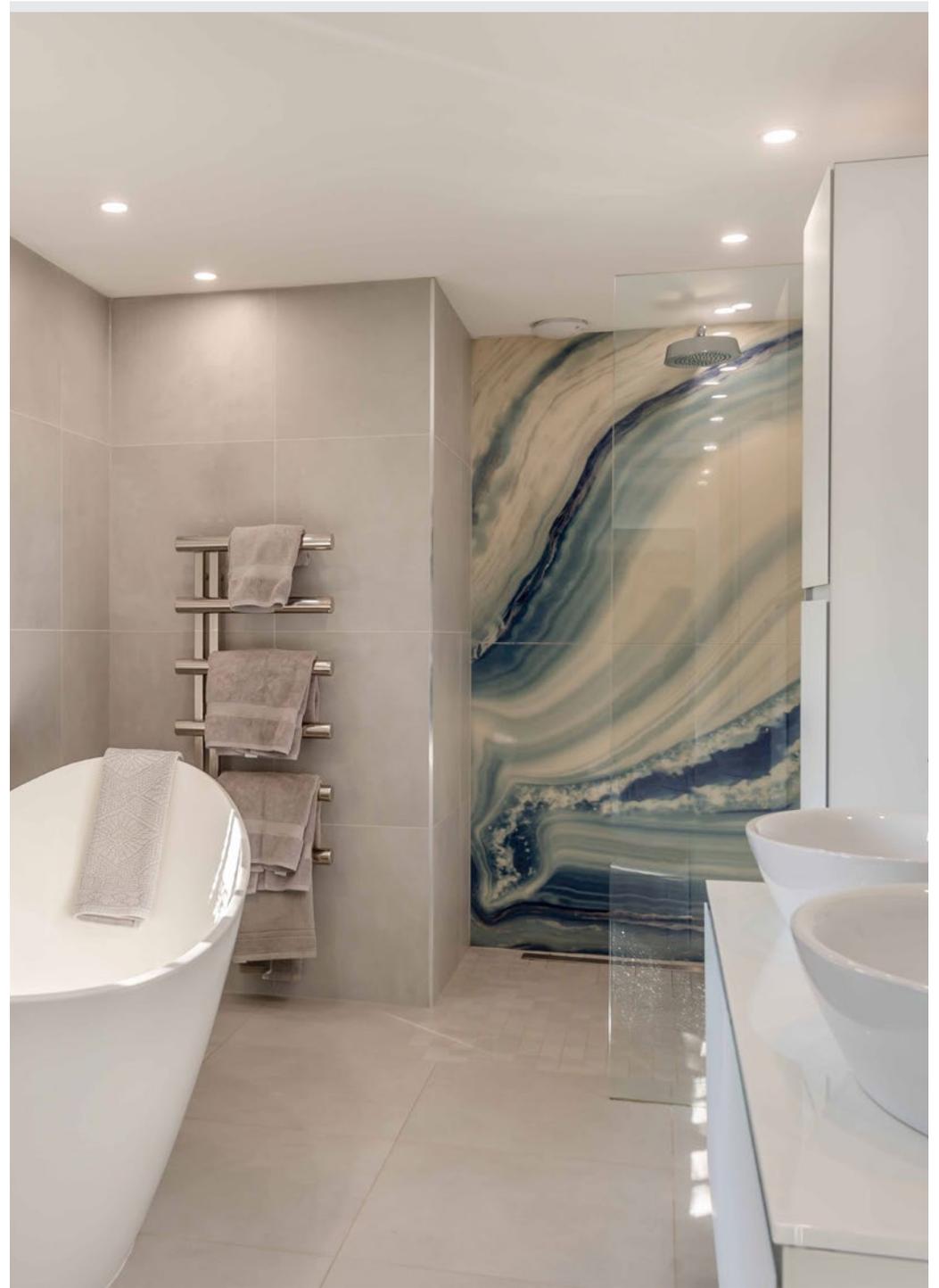
Further ground-floor living and entertaining space includes a games/family room and a generous drawing room, which features a full-glass wall at the rear, with sliding glass doors connecting to the gardens. A tranquil study with an adjoining wrapping room, a boot room and two cloakrooms complete the ground floor accommodation.

On the first floor, the opulent principal bedroom features a dressing room, two walk-in wardrobes, and bi-fold doors opening to a scenic balcony. The luxurious en suite comes equipped with a freestanding bath, walk-in shower, and dual washbasins. Two further en-suite bedrooms occupy this floor. For maximum versatility, the second floor provides three extra bedrooms and a sleek shower room, catering perfectly to guest needs or a busy family lifestyle.











Annexe

Tucked away at the rear of the plot, the detached annexe offers impressive and beautifully presented living space, focused around a large decked seating area. The layout features a modern open-plan kitchen/sitting room, a study, two double bedrooms, and a shower room. For added flexibility, there is a games room that could be utilised as a third bedroom. It is worth noting that the annexe has independent access to Wells Lane.



Distances

- M3 (Jct 3) 4.9 miles
- M25 (Jct 13) 7 miles
- M4 (Jct 6) 8 miles
- Ascot High Street 0.5 miles
- Sunninghill 0.9 miles
- Sunningdale 2.5 miles
- Windsor 6.9 miles

Key Locations

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

Nearby Stations

- Ascot
- Sunningdale
- Martins Heron Station
- Bracknell





Outside

The impressive house is matched by the outstanding landscaped gardens, designed as a private sanctuary and entertainment hub, complemented by an outdoor kitchen, hot tub and seating area with a log burner. The gardens are enclosed by privacy-enhancing mature shrubs and trees, and a striking focal point is the ornamental koi pond edged with established rockery and architectural planting; an adjacent decked area offers ample space for outdoor entertaining and relaxation.



For the car enthusiast, the property boasts a superb showroom-style garage, heated and insulated, and with ample space for four vehicles. The structure is flooded with natural light courtesy of floor-to-ceiling glazing and offers pleasing views across the landscaped gardens. While perfect for a prestige vehicle collection, its high-specification finish offers versatility, easily transitioning into a gym or office, to suit lifestyle needs.



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 Sunningdale. 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.

Ascot is within easy reach of central London (54 minutes to London Waterloo), and is served by an excellent range of schools, in both the state and private sectors, including the outstanding-rated comprehensive, Charters School, in Sunningdale.

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
- Lambrook School, Winkfield Row
- ACS International School, Egham
- American International School (TASIS), Thorpe









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 5,316 sq ft (494 sq m)
 Annexe internal area 1,446 sq ft (134 sq m)
 Garage internal area 918 sq ft (85 sq m)
 Outbuilding internal area 544 sq ft (51 sq m)
 Total internal area 8,224 sq ft (764 sq m)
 For identification purposes only.

Directions

Post Code: SL5 7DY

what3words: ///maple.friend.sparks

General

Local Authority: 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 G

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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Ascot

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