Brindles

3 Whynstones Road, Ascot, Berkshire

STRUTT & PARKER

BNP PARIBAS GROUP

A splendid detached four-bedroom home with peaceful gardens, in a popular and well-connected residential area

A comfortable and well-presented detached family home, set in a sheltered position on a sought-after residential cul-de-sac in South Ascot and situated within easy reach of local amenities and transport connections.

- **4 RECEPTION ROOMS**
- **4 BEDROOMS**
- **2 BATHROOMS**
- **GARAGE**
- **GARDENS**
- **FREEHOLD**
- **TOWN**
- **2,522 SQ FT**
- **OFFERS IN EXCESS OF £1,000,000**

The property

3 Whynstones Road is a splendid four-bedroom detached property, set in a desirable position in South Ascot, within a mile of Ascot's mainline station and the local amenities of Sunninghill. The property features four comfortable reception rooms on the ground floor, each of which benefits from a rear-facing aspect overlooking the peaceful gardens.

The reception rooms include a 24ft sitting room, with a fireplace set into a painted brick feature wall. This room enjoys a triple aspect, welcoming plenty of natural light, including full-height windows to the front and rear. There is also a formal dining room, a snug in which to relax, and a breakfast room, all of which open onto the gardens, with the breakfast room featuring sliding glass patio doors.

The kitchen is located at the front of the ground floor, and features fitted units to base and wall level, providing plenty of storage, and integrated appliances, including a double oven, a microwave and an induction hob. The ground floor further comprises utility room providing further ground-floor storage and space for appliances, and a cloakroom.

Upstairs there are four well-presented double bedrooms, three of which benefit from built-in storage. These include the principal bedroom with its fitted wardrobes and en-suite bathroom. Three of the bedrooms have dormer windows with pleasing outlooks over the rear gardens, and one has its own wash basin. Also on this floor is a family bathroom.

Outside

The property is located on a peaceful residential cul-de-sac and is approached via a gravelled driveway, flanked by areas of lawn and providing plenty of parking space, as well as access to the integrated double garage.

To the rear, the garden enjoys a sheltered, private nature being enclosed by a variety of mature shrubs and trees that create a sense of complete seclusion. A paved patio across the back of the house provides plenty of space for al fresco dining and relaxation.

Location

The property is situated in a sought-after South Ascot setting. Nearby Sunninghill has a small 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 Ascot and Sunningdale have additional shops and larger supermarkets within easy reach.

Leisure facilities are plentiful and of excellent quality in the surrounding area, with the majestic Windsor Great Park close-at-hand, and the renowned Wentworth and Sunningdale golf clubs within easy reach.

Ascot station provides access to central London (1 hour to London Paddington/Waterloo), while the area has several excellent schools, including the outstanding-rated comprehensive, Charters School, in Sunningdale.

Distances

- M3 (Jct 3) 4.6 miles
- M4 (Jct 10) 8.2 mile
- M25 (Jct 13) 8.7 miles
- Ascot High Street 1.3 miles
- Bracknell 3 miles
- Sunningdale 4.3 miles
- Camberley 7.5 miles
- Windsor 7 miles

Key Locations

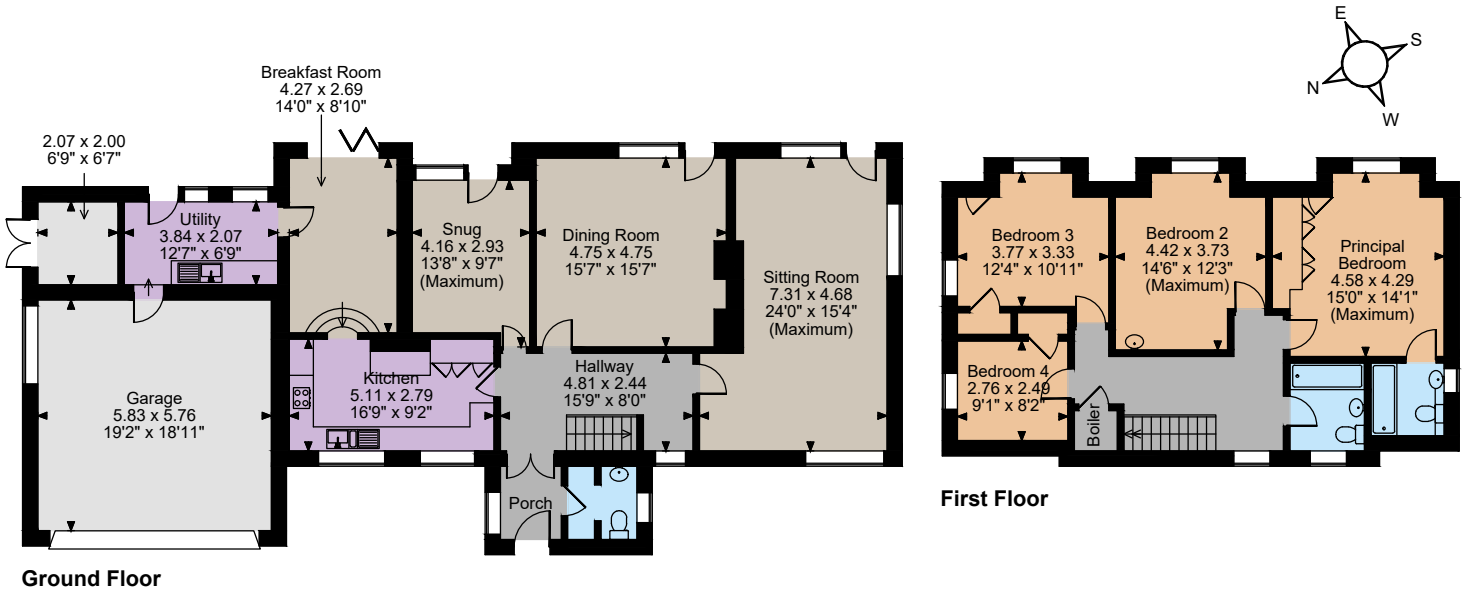
- Ascot Racecourse – 3 miles
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Racecourse
- LEGOLAND Windsor Resort
- Runnymede

Nearby Schools

- LVS Ascot
- St. Georges School, Ascot
- St. Mary's School, Ascot
- Heathfield School, Ascot
- Papplewick School, Ascot
- The Marist School, Ascot
- Sunningdale School
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row

Nearby Stations

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



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

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Floorplans

House internal area 2,161 sq ft (201 sq m)
Garage internal area 361 sq ft (34 sq m)
Outbuilding internal area 45 sq ft (4 sq m)
Total internal area 2,567 sq ft (239 sq m)
For identification purposes only.

Directions

Post Code: SL5 9HU

what3words: ///tone.rested.rocket

General

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

Services: Mains services

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

Council Tax: Band G

EPC Rating: D

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