



4 Whynstones Road
Ascot, Berkshire



An imposing 6-bedroom detached home in a popular and convenient setting

A substantial family home with highly attractive, flexible accommodation, set on a peaceful and sought-after residential cul-de-sac in South Ascot. The property features c. 3,718 square feet of beautifully presented living space, all set in a splendid, well-maintained, west-facing garden surrounded by mature trees and established hedgerows



7 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



INTEGRAL DOUBLE GARAGE



THIRD OF AN ACRE



FREEHOLD



TOWN



4,015 SQ FT



**GUIDE PRICE
£2,150,000**



The property

A substantial six-bedroom detached family home that offers flexible living space with seven reception rooms, all of which are beautifully presented.

The welcoming reception hall, with its elegant neutral styling, features a turned staircase leading to the upper level.

The main ground floor reception is the elegant drawing room, which is accessed from the reception hall via double doors. This spacious room features a fireplace and enjoys a dual aspect, with French doors opening onto the rear garden, while double doors connect to the generously sized study. There is also a formal dining room, while the heart of the home is the semi open-plan everyday living and entertaining area. It comprises a sitting room, a dining area and a sunny conservatory overlooking the rear garden and opening onto the patio area via French doors. The kitchen also forms part of the open-plan area, with its stylish, modern fitted units, integrated appliances, and a central island with a breakfast bar. The adjoining utility

room has its own outside access and personal door to the integral garage.

Upstairs, the spacious landing area leads to six well-presented double bedrooms, including the generous principal bedroom with its built-in wardrobes and en suite bathroom. Two bedrooms share a Jack and Jill bathroom, and there is also a family bathroom. Stairs continue to the second floor, where there is an impressive 32ft reception room with skylights overhead, currently being utilised as a home gym.





Outside

The house is set in a peaceful residential cul-de-sac, surrounded by mature trees and hedgerows, for a sense of privacy and seclusion. At the front, the gravel driveway provides plenty of parking space and access to the integrated garage, and there is an area of lawn, with borders of established shrubs and hedgerows.

At the rear, the enclosed garden enjoys west and south facing aspects, with a patio area spanning the back of the house and providing superb al fresco dining space. There is also an area of level lawn, with well-stocked border beds and high-level hedging.

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
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Key Locations

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

Nearby Stations

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

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







Floorplans

House internal area 3,718 sq ft (345 sq m)
 Garage internal area 297 sq ft (28 sq m)
 Total internal area 4,015 sq ft (373 sq m)
 For identification purposes only.

Directions

SL5 9HW

what3words: ///cones.probe.amount - brings you to the driveway

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: C

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

□ □ □ □ Denotes restricted head height

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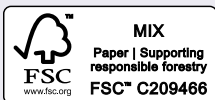
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