



Apartment 12
Dry Arch Road, Ascot, Berkshire

A stylish, 2-bedroom first-floor apartment in a desirable, gated development

With stately architectural design, Wilbury Lodge is a handsome purpose-built gated development within easy reach of local amenities. The apartment offers appealing modern interior styling and enjoys the use of well-maintained communal gardens and allocated underground parking



The property

Wilbury Lodge features red-brick elevations, ornate stonework, and a stately pillared entrance. The apartment, situated on the first floor, is reached via an impressive staircase rising from the bright, elegant communal reception hall, with the option of a lift to ensure ease of access.

The accommodation is set around a spacious reception hall where double doors open into a generous sitting/dining room, offering ample space for both a seating zone and a dining area; double glazed doors provide direct access to a balcony with stone balustrading. The neatly-designed kitchen is adjacent and features sleek wall and base level cabinetry, with stainless steel integrated appliances.

There are two well-proportioned bedrooms, both with fitted wardrobe storage. The principal bedroom has the benefit of an en suite shower room, which is stylishly appointed, and a separate bathroom services the second bedroom.

Outside

The apartment building lies within gated grounds with security gates at the entrance creating peace of mind and privacy.

There are visitor car spaces within the grounds, with two underground parking spaces allocated to the apartment, along with a storage room. There are splendid landscaped communal gardens with expanses of lawn, established shrubs, lengths of clipped evergreen hedging and borders of mature trees, providing a sense of shelter and seclusion.



Location

Wilbury Lodge occupies a prestigious position a short distance from the village of Sunningdale and within easy reach of both Sunninghill and Ascot. The village provides local amenities including a Waitrose supermarket, and a train station, with Ascot High Street offering a comprehensive range of facilities. Further, more extensive amenities are available in Windsor, Guildford, Camberley, Bracknell and Reading.

Road-users are within reach of links to the M3, M4 and the M25 and rail services to London (Waterloo) are available from Sunningdale and Ascot stations.

Leisure facilities include golf at Sunningdale, Wentworth, Windlesham and Swinley Forest; horse racing at Ascot and Windsor; and horse riding on Chobham Common and in Windsor Great Park.

Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills and there is well-regarded schooling in the vicinity, in both the state and independent sectors.



Distances

- M3 (Jct 3) 4.2 miles
- M25 (Jcxt 13) 6.7 miles
- M4 (Jct 6) 9.2 miles
- Sunningdale 0.5 mile
- Sunninghill 1 mile
- Ascot 2.4 miles
- Windsor 7.6 miles
- Heathrow Airport (T5) 9.6 miles
- Central London 27.3 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse
- Legoland
- Virginia Water Lake
- Savill Garden
- Chobham Common

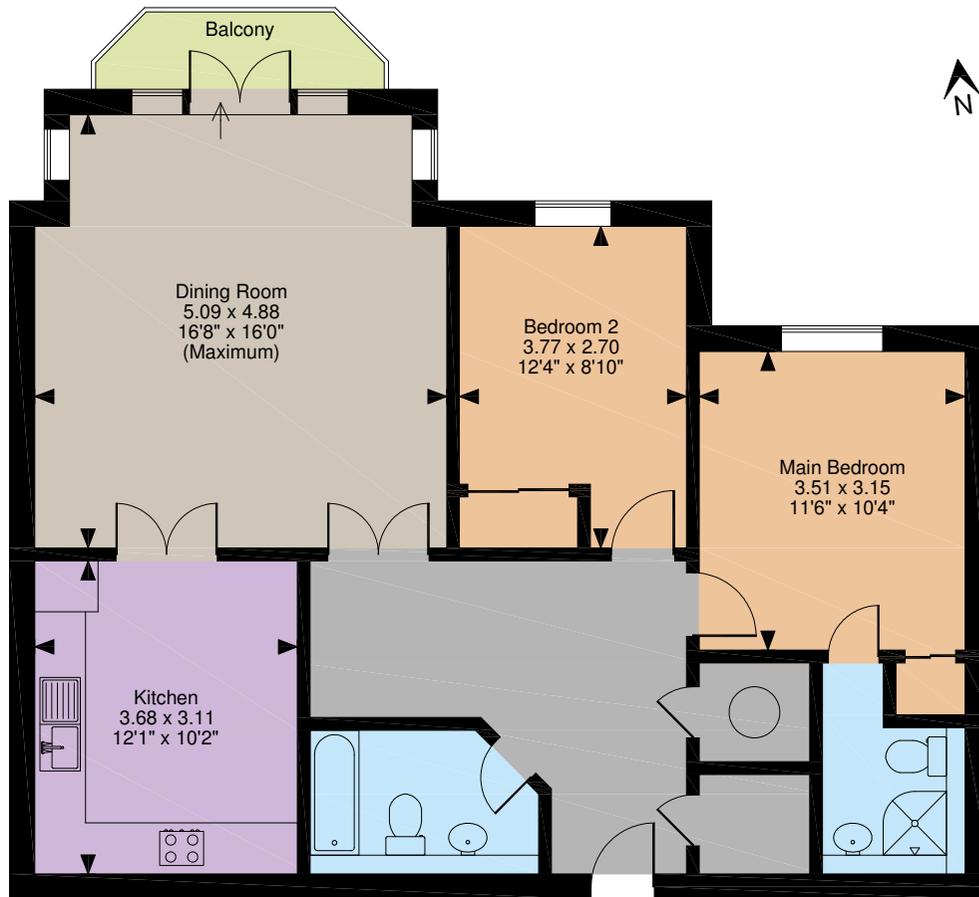
Nearby Schools

- Charters, Sunningdale
- LVS, Ascot
- Heathfield, Ascot
- St. Georges, Ascot
- St. Mary's, Ascot
- Papplewick, Ascot
- Lambrook, Winkfield Row
- ACS International School, Egham
- Eton College
- The American International School, Thorpe

Nearby Stations

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





First Floor

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

House internal area 908 sq ft (84 sq m)
 For identification purposes only.

Directions

Post Code: SL5 0DB

what3words: ///giant.impact.seat - brings you to the driveway

General

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

Leasehold: 125 years from 1st January 2005

Services: Mains services

Service Charge: £3,700 p.a. (2026)

Ground Rent: £250 p.a.

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

Council Tax: Band E **EPC Rating:** B

Ascot

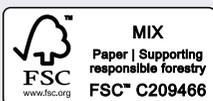
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