



Constables

Windsor Road, Ascot, Berkshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A distinctive detached property located in an exclusive area neighbouring Ascot Racecourse

An attractive sensitively-extended and generously-proportioned period family home offering elegant neutral décor throughout together with quality fixtures and fittings. It is in a highly-desirable area to the north of Ascot, within easy reach of the town's amenities and station.



3 RECEPTION ROOMS



4 BEDROOMS



**4 BATHROOMS,
1 CLOAKROOM**



**GARAGE
AND AMPLE
PARKING**



**SOUTH-WEST
FACING, 0.65
ACRE GARDEN**



FREEHOLD



TOWN



3,286 SQ FT



**GUIDE PRICE
£1,900,000**

The property

Constables is an appealing part tile-hung period family home, sensitively extended and modernised to offer light-filled, flexible accommodation arranged predominantly over two floors. Configured to provide a practical, cohesive family and entertaining environment, it features high ceilings and quality fixtures and fittings including contemporary sanitary ware throughout. The majority of the ground floor benefits from under-floor heating

The accommodation begins with a welcoming, part-panelled reception hall that includes useful storage, an adjoining cloakroom, a utility room fitted with oak units, and access to the integral garage. The ground floor also features a spacious triple-aspect sitting room, complete with an oak stable door leading to the dining room and double doors opening into a generously sized, rear-aspect snug – ideal for a variety of uses. This room leads into the dining room, a single-storey extension, with French doors opening to the front terrace. The dining room leads to the expansive triple aspect kitchen/breakfast room. The kitchen

boasts tall Eggersmann cabinetry which houses 4 Wolf ovens, 2 Wolf warming drawers, and large Sub Zero refrigerator, wine refrigerator and freezer. The large bespoke island has a Miele induction hob with down draft extractor, and a sink fitted on a granite work top. There is a large oak larder unit with matching oak cabinetry housing a Blanco sink adjacent to an integrated dishwasher, and there is a useful serving hatch to the dining room. There are also French doors to the paved terrace and extended driveway. A side hall off the kitchen/breakfast room provides access to a guest suite, comprising a double bedroom with a stable door to the garden, and an adjacent shower room.

Stairs rise from the reception hall to a spacious landing which includes further useful storage. It opens to a generous triple-aspect principal bedroom with a fitted dressing area and an en suite shower room. There is also an additional bedroom with fitted storage and its own en suite bathroom, a third bedroom, and a family shower room.



A hatch from the third bedroom opens to steps rising to a very large, fully boarded loft with clock tower, a large sky lantern providing plenty of natural light.

Outside

Screened by an array of mature specimen trees, the property is approached over a long shared driveway leading to Constable’s private entrance with a gravelled forecourt and extended driveway providing private parking and access to the integral garage. The property is set well back from the Windsor Road with a quiet, secluded 0.65 acre garden.

The south-west facing garden is predominantly laid to lawn, bordered by well-stocked flower and shrub beds. It also features multiple seating areas, a garden shed, a raised vegetable bed, and a generous wraparound paved terrace, ideal for entertaining and al fresco dining.

Location

Known for its world-famous racecourse, Ascot is a prestigious town in a highly desirable and well

connected area. Ascot itself has a small 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. There is a Waitrose store in nearby Sunningdale, whilst 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.



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
- Bracknell Station

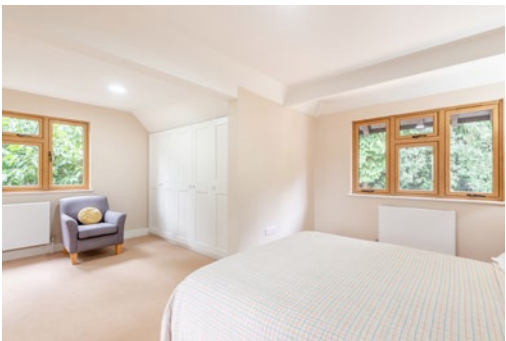
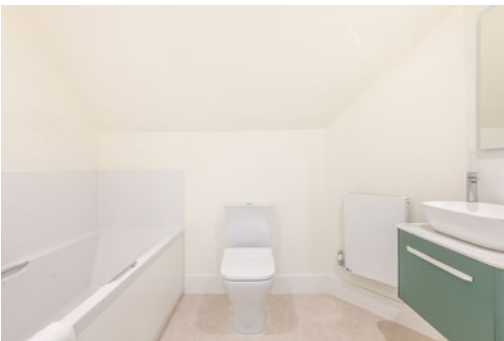
Key Locations

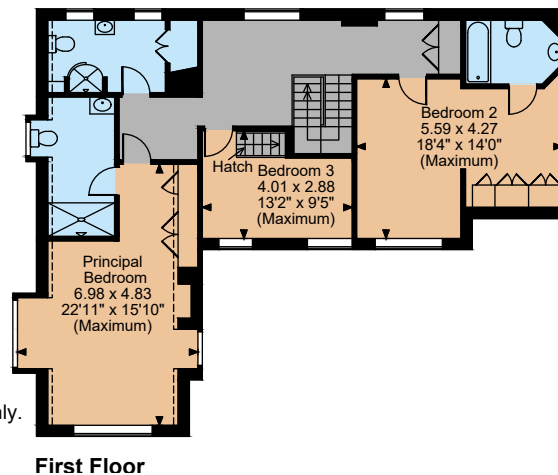
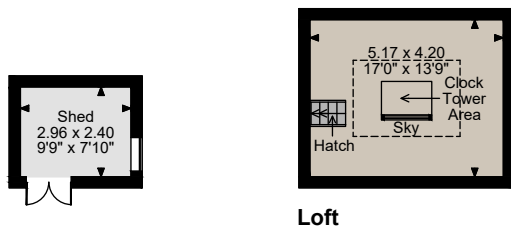
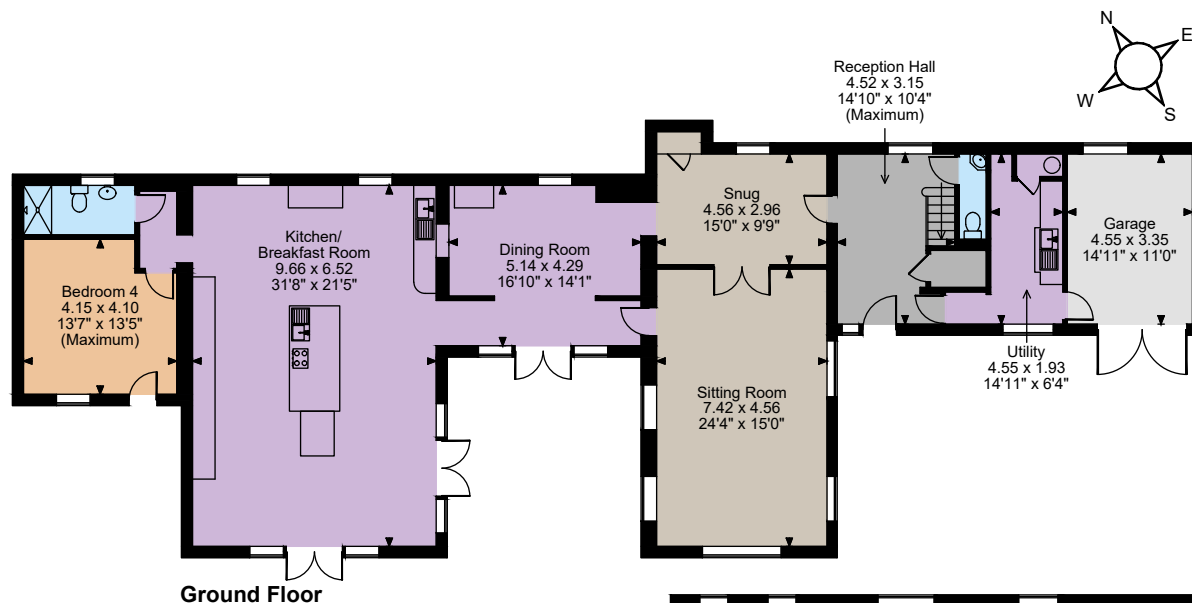
- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Great Park

- 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





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 3,122 sq ft (290 sq m)

Garage internal area 164 sq ft (15 sq m)

Shed internal area 76 sq ft (7 sq m)

Total internal area 3,362 sq ft (312 sq m)

For identification purposes only.

Directions

Post Code: SL5 7LF

what3words: ///noise.doctor.custom - brings you to the driveway

General

Local Authority: Royal Borough of Windsor & Maidenhead

Services: Mains gas, electricity, water, and drainage. Gas-fired central heating. Under-floor heating.

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

Council Tax: Band G

EPC Rating: C

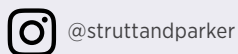
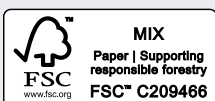
Ascot

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