



Tree Tops
Windsor Road, Ascot, Berkshire



A substantial detached 7-bedroom property in an exclusive location, close to Ascot High Street

A generously-proportioned double-fronted family home constructed in the early 2000s and offering elegant neutral décor and quality fixtures and fittings throughout. It is in a highly-desirable area within easy reach of the town's quality amenities, station and racecourse.



7 RECEPTION ROOMS



7 BEDROOMS



7 BATHROOMS



DOUBLE CARPORT



GARDENS



FREEHOLD



TOWN



6,634 SQ FT



**GUIDE PRICE
£2,950,000**



The property

A beautifully crafted family home offering 6,634 sq ft of light-filled, versatile accommodation arranged over three floors. Configured to provide practical family and entertaining space, it features high ceilings, spacious rooms, elegant neutral décor, extensive exposed wooden flooring and quality fixtures and fittings throughout.

The accommodation flows from a welcoming reception hall with gloss-tiled flooring, useful storage, and en suite cloakroom. It briefly comprises a sizeable study, a dining room, both with front aspect bay windows, and a sitting room with a feature fireplace and two sets of double doors opening to a 46ft conservatory and to a sitting room with three sets of double doors to the conservatory. The conservatory features large sliding picture windows on three sides, creating a stunning indoor/outdoor entertaining space. The kitchen is fitted with a range of wall and base units, a large central island with breakfast bar, and modern integrated appliances, while the neighbouring utility room has doors to the rear terrace and to a

lobby with separate entrance door. Beyond this is a family room with two sets of front-aspect bi-fold doors, leading to an adjacent covered walkway with a shower room. Sliding doors from here open into a vaulted garden room, which in turn has bi-fold doors onto the terrace.

A feature imperial staircase rises from the reception hall to the first floor where there is a capacious principal suite (46 ft in length), comprising a bedroom with a fitted dressing room that enjoys direct access to a balcony overlooking the rear garden, and an en suite bathroom with freestanding bath and separate shower. The first floor accommodation is completed by three additional double bedrooms, two with en suite facilities, and a family bathroom. The staircase continues to the second floor, which hosts two further bedrooms, one with an en suite bathroom, and an annexe with a bedroom with en suite bathroom and an inter-connecting fitted kitchen.



Outside

The property is approached through double electrically operated timber gates over a block-paved driveway providing private parking and affording access to a glazed double carport. The well-maintained garden to front and rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds and screened by mature hedging and trees.

To the rear, the garden features a superb raised, conservatory-enclosed terrace, along with a decked terrace off the garden room, both perfect for entertaining and al fresco dining. Beyond, an extensive lawned garden unfolds, beautifully enclosed by mature hedging, shrubs, and trees that provide a high degree of privacy. Altogether, the outdoor areas create an exceptional setting for both relaxation and entertaining

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) 5 miles
- M4 (Jct 6) 7.4 miles
- M25 (Jct 13) 8.9 miles
- Ascot High Street 1.1 mile
- Sunningdale 4 miles
- Windsor 6.0 miles

Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Bracknell

Key Locations

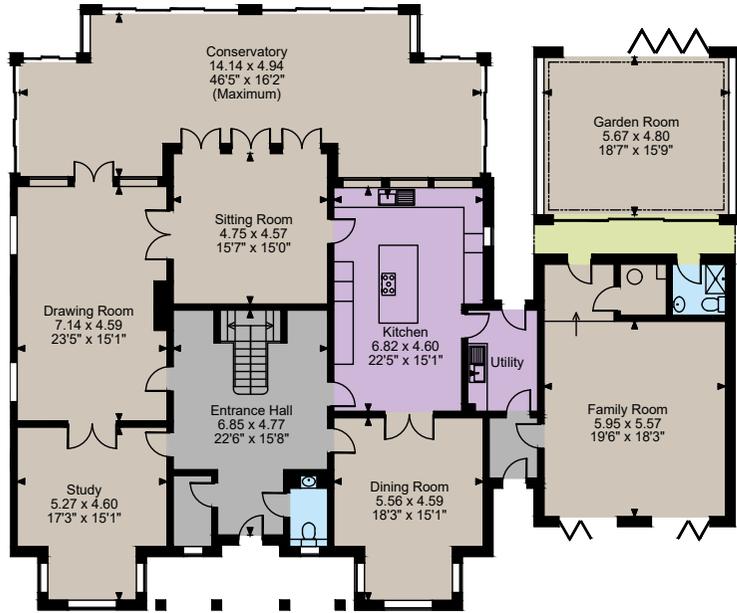
- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse

- LEGOLAND Windsor Resort
- Runnymede (Magna Carta Memorial)

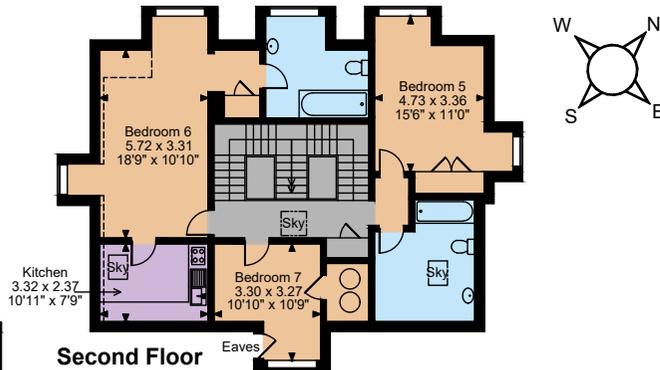
Nearby Schools

- 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

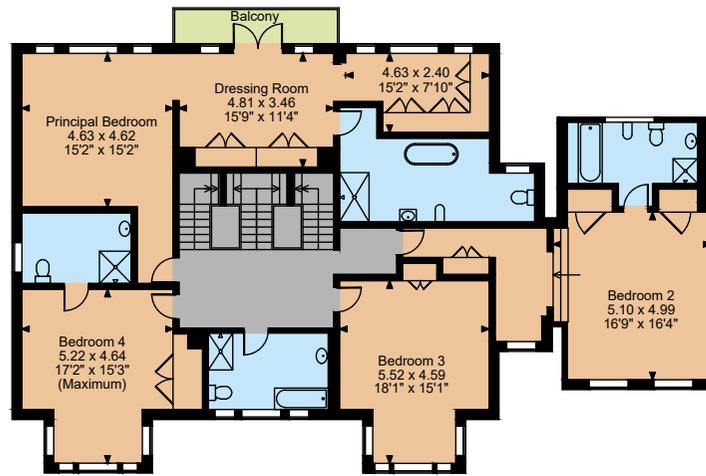




Ground Floor



Second Floor



First Floor

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 6,634 sq ft (616 sq m)

Garage internal area 357 sq ft (33 sq m)

Total internal area 6,991 sq ft (649 sq m)

For identification purposes only.

Directions

Post Code: SL5 7LQ

what3words: ///inform.pinks.coast

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. No. 01628 683800

Services: Mains services

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

Council Tax: Band H

EPC Rating: C

Ascot

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