



Nestled in the sought-after area of Ascot, this beautifully presented 5-bedroom Victorian semi-detached home blends timeless elegance with modern luxury. With a wealth of period features and generous living spaces, this property is ideal for family living and entertaining.

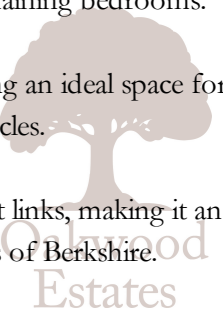
Upon entering the home, you are greeted by a spacious entrance hall, leading to four distinct reception rooms, offering flexibility for formal dining, a cosy family lounge, a study or home office and understairs storage/cloakroom complete the ground floor. Large windows and high ceilings allow an abundance of natural light, while original fireplaces and decorative corning enhance the Victorian charm.

The expansive kitchen is finished to a high standard, featuring a range of units with sleek countertops, integrated appliances, and a breakfast area overlooking the garden. Bifold doors open onto a well-maintained, landscaped garden – a perfect space for outdoor dining and relaxation.










Upstairs, five well-proportioned bedrooms provide comfortable accommodation. The principal bedroom boasts a dressing area and an en-suite bathroom, while a modern family bathroom and separate cloakroom serves the remaining bedrooms.

Outside, the property includes a detached double garage with a versatile studio/games room above, offering an ideal space for remote working or leisure activities. The driveway provides ample parking for multiple vehicles.

This elegant home is located within easy reach of Ascot's renowned schools, boutique shops, and transport links, making it an exceptional opportunity to enjoy a quintessential Victorian home in one of the most prestigious areas of Berkshire.



Property Information

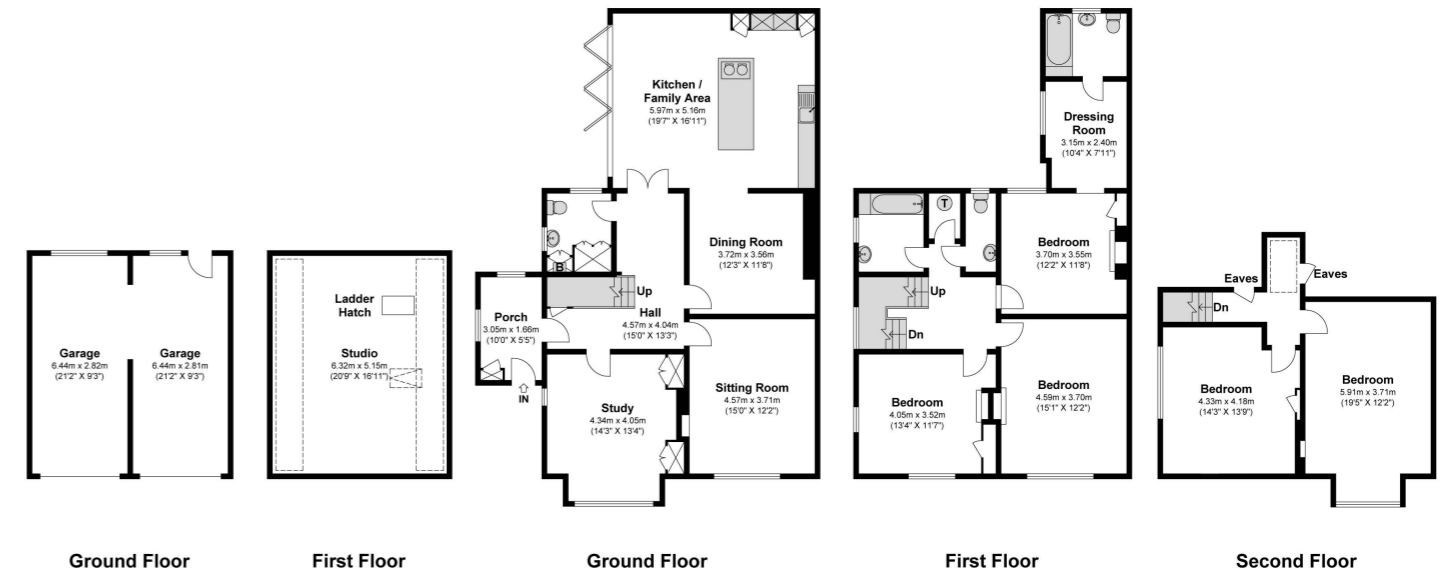
-  BEAUTIFULLY PRESENTED 5-BEDROOM VICTORIAN SEMI-DETACHED HOME
-  TWO BATHROOMS
-  LANDSCAPED GARDEN PERFECT FOR OUTDOOR LIVING
-  EXCELLENT LOCATION CLOSE TO ASCOT'S AMENITIES AND TRANSPORT LINKS
-  CHARTER'S SCHOOL CATCHMENT
-  FOUR SPACIOUS RECEPTION ROOMS
-  DETACHED DOUBLE GARAGE WITH OFFICE/GAMES ROOM ABOVE
-  PERIOD FEATURES THROUGHOUT, INCLUDING ORIGINAL FIREPLACES AND HIGH CEILINGS
-  UTILITY & CLOAKROOM

					
x5	x4	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



The Avenue
 Approximate Floor Area
 2452.98 Square feet 227.89 Square metres (Excluding Garage & Studio)
 Garage Area 400.63 Square feet 37.22 Square metres
 Studio Area 357.04 Square feet 33.17 Square metres
 Total Area 3210.65 Square feet 298.28 Square metres (Including Garage)



Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Outside

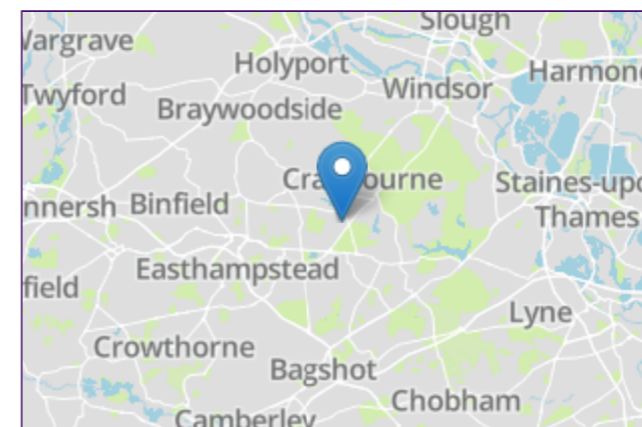
One of the highlights of this property is the beautifully landscaped rear garden. This private outdoor space is meticulously maintained, featuring a lush lawn, vibrant flower beds, and a lovely decked patio area, ideal for alfresco dining and summer gatherings. The garden offers a tranquil retreat where you can relax and enjoy the natural beauty that surrounds you. To the front the property benefits from driveway parking for two cars which provides access to the double garage.

Council Tax

Band G

Location

The Avenue is found between Ascot Racecourse and Windsor Great Park. Other local places of interest include Guards Polo Club, The Berkshire Golf Club, Sunningdale Golf Club, Wentworth Golf Club, Legoland and Windsor Castle. Nearby schools include Ascot Heath, Charters, Cheapside, Cranbourne, LVS and Papplewick. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road, Ascot is convenient for the M3, M4, M25 and Heathrow Airport.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC