



Windsor Grey Close, Ascot, Berkshire SL5 7FZ

GUIDE PRICE £1,850,000 Freehold

Jigsaw Estates are proud to offer this former show home built by Shanly Homes 6 years ago, set behind gates in a select development of only 8 dwellings and situated within a few minutes walk of Ascot High Street with its plethora of shops, pubs, restaurants, mainline train station and excellent schooling. Accommodation spans over three levels. On the top floor there are two bedrooms, shower room and a fabulous media room. To the first floor there are two bedrooms and a 'Jack and Jill' luxurious bath and shower room. There is also the wow factor of all bedrooms which is the spacious and stylish main bedroom suite, accessed via twin oak doors with both a walk in dressing room and another opulent ensuite bath & shower room. The utility room is also located on the first floor. To the ground floor there is a bay fronted dining room, cloakroom, beautiful drawing room and an all encompassing kitchen/dining/living room with bifold doors onto the south facing garden. Further points to note are the interior design was by Alexander James Interiors, underfloor heating to the ground and first floors, 'Heos' sound system, solar panneling, kitchen by 'Wooden Heart of Weybridge' with a range of built in Siemens appliances. There is an integral garage and driveway parking and is offered with NO ONWARD CHAIN. Please note there is a furniture pack available to purchase separately.



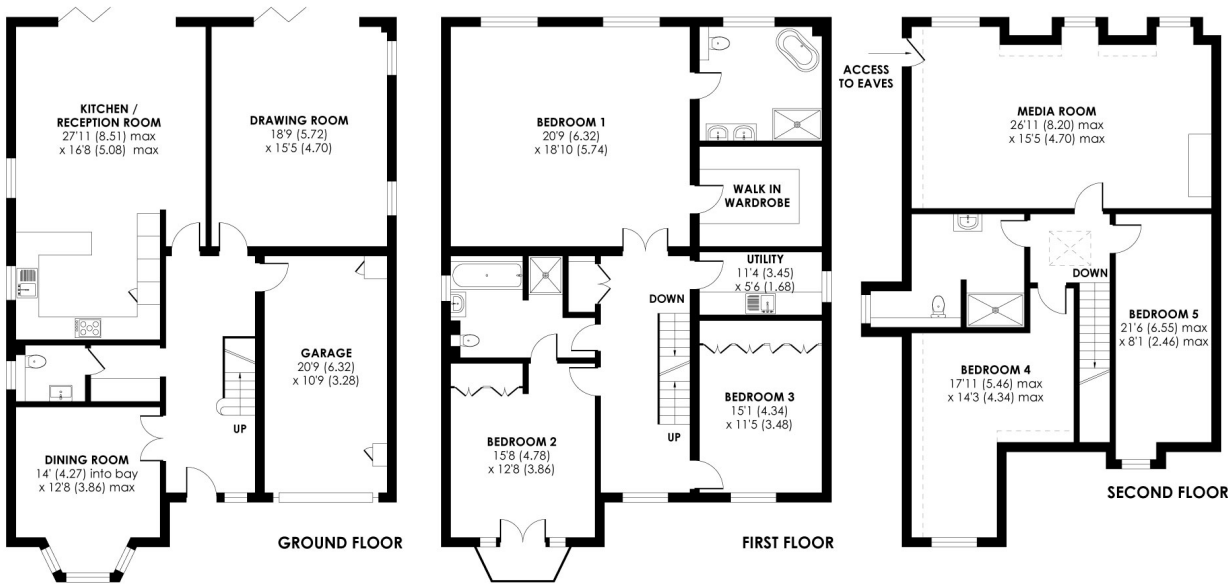
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Approximate Area = 3720 sq ft / 346 sq m (includes garage)
 Including Limited Use Area(s) = 51 sq ft / 5 sq m
 Total = 3771 sq ft / 351 sq m

For identification only - Not to scale



Denotes restricted head height



- NO ONWARD CHAIN
- 5/6 BEDROOMS
- GENEROUS MASTER BEDROOM SUITE WITH ENSUITE & DRESSING ROOM
- KITCHEN BY 'WOODEN HEART OF WEYBRIDGE' WITH BUILT IN SIEMENS APPLIANCES, TWIN OVENS, MICROWAVE, STEAM OVEN, BOILING WATER TAP
- CLOSE TO ASCOT HIGH STREET WITH ITS SHOPS,

- SHANLY HOMES 'BARNSBURY HOUSE' DESIGN - EX SHOW HOME
- 3 LUXURIOUS BATHROOMS
- ALL ENCOMPASSING KITCHEN/DINING/FAMILY ROOM WITH BIFOLD DOORS ONTO REAR GARDEN
- TOP FLOOR MEDIA ROOM
- FURTHER BENEFITS COMPRISE SUPERB 'HEOS' BUILT IN SURROUND SOUND SYSTEM, UNDERFLOOR HEATING TO GROUND & FIRST FLOORS, SOME SOLAR PANELS, & INTERIOR DESIGN BY ALEXANDER JAMES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	86	90
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

