

Set back on a generous plot with ample driveway parking, this detached five-bedroom home is located on a popular residential road in Ascot. With over 2,000 sq ft of flexible internal space, the property includes a self-contained annexe suitable for independent living or home office use. The main house offers well-proportioned rooms and a private rear garden. There is further potential to extend to the rear (STPP), making this a versatile long-term home with excellent scope.

The ground floor offers a versatile and well-proportioned layout, ideal for both family living and entertaining. Upon entry, you are welcomed into a spacious hallway that connects the main reception areas.

To the front of the house, there are two generous reception rooms. One would work well as a formal sitting room with a large window allowing natural light to flood in, while the second reception room could function as a family room, or even a formal dining area.

The kitchen/dining room is located towards the rear, offering a large open-plan space that serves as the heart of the home. It leads directly into a bright and airy conservatory, creating a seamless indoor-outdoor connection to the rear garden — perfect for family meals or entertaining guests.

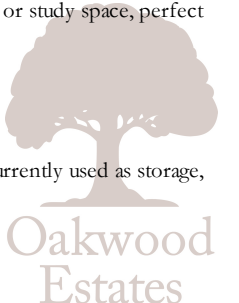
Also on the ground floor is Bedroom 5, a well-sized double room positioned next to a shower room, making it ideal for guests, live-in relatives, or as a home office if preferred. This practical addition adds to the home's flexibility for multigenerational living.

The first floor hosts four well-proportioned bedrooms and three ensuite bathrooms. The principal bedroom benefits from an en suite shower room and a dedicated dressing room, offering a luxurious and private suite feel.

Bedroom 2 and Bedroom 3 are both generous doubles, with Bedroom 3 benefiting from a bay window. Bedroom 4 is a comfortable single or study space, perfect for a child's room or home working.


A well-appointed family bathroom services Bedrooms 2–4, and all rooms are connected by a central landing.


To the rear of the garden, laid mainly to lawn with a patio area, sits a substantial detached outbuilding measuring over 9 metres in length. Currently used as storage, this space offers excellent scope for conversion into a home office, studio, gym, or hobby room, subject to any necessary consents.








Property Information


- 


DETACHED 5-BEDROOM HOME
- 


OVER 2,000 SQ FT OF INTERNAL SPACE
- 

THREE RECEPTION ROOMS + CONSERVATORY
- 

DRIVEWAY PARKING AND GENEROUS REAR GARDEN
- 

POPULAR ASCOT LOCATION
- 

ANNEXE AND LARGE DETACHED OUTBUILDING
- 

THREE EN-SUITE BATHROOMS
- 

SCOPE TO EXTEND (STPP)



x5

Bedrooms



x2

Reception Rooms



x4

Bathrooms



x4

Parking Spaces



Y

Garden



N

Garage

Location

Located on New Road, this home enjoys a prime position in Ascot, one of Berkshire’s most prestigious and desirable towns. The area is renowned for its excellent schools, green spaces, and world-famous Ascot Racecourse.

Ascot station is just a short distance away, offering regular rail services to London Waterloo (approx. 55 minutes). The property also benefits from excellent road connectivity, with the M3, M4, and M25 motorways all within easy reach, and Heathrow Airport approximately 20 minutes away by car.

The area is well served by high-quality local amenities including boutique shops, cafes, and restaurants, while nearby Windsor Great Park, Swinley Forest, and Virginia Water offer outstanding outdoor leisure opportunities.

Schools

Local Primary Schools

- Ascot Heath Primary School – A co educational state school for ages 4–11, rated Outstanding by Ofsted, located on New Road, very close to the property .
- StFrancis Catholic Primary School, South Ascot – Co educational, ages 4–11, also Outstanding .

- StMichael’s C of E Primary School, Sunninghill; Cheapside C of E Primary School; and South Ascot Village Primary School – All rated Good, within 1 mile.

Independent (Private) Schools

- Papplewick School – Boys’ prep (ages 6–13), day & boarding, set on a 15 acre semi rural campus .
- LVS Ascot – Co educational, day & boarding, ages 4–18, large independent school for local and international families .
- The Marist School, Sunninghill – Catholic day school for girls, ages 2–18, set in 55 acres of woodland .
- StGeorge’s School, Ascot – Church of England day & boarding school for girls, ages 11–18 .
- StMary’s School, Ascot – Prestigious Roman Catholic day & boarding school for girls (ages 11–18), nationally recognised; top ranked for A levels .

Council Tax

Band E

Floor Plan

