



# A period detached cottage

Glen Cottage, London Road, Ascot, Berkshire, SL5 7DG

Freehold





Entrance hall • Drawing room • Dining room • Family room • Kitchen/breakfast room • Cloakroom • Principal bedroom with dressing room and en suite bathroom • 3 further bedrooms • Study • Family bathroom • Detached gym/office • Private rear Garden

### Description

Glen Cottage is a detached characterful home in an ideal village location with scope to extend subject to the necessary planning consents. The ground floor comprises a dual aspect drawing room with feature fireplace, a formal dining room, an open plan and fully integrated kitchen/breakfast room and a well-proportioned, triple aspect family room.

The first floor benefits from four double bedrooms and two bathrooms including a semi-vaulted principal suite with separate dressing room. There is also a light and bright study.

Outside, the property has a fantastically private rear garden with a terrace; perfect for al-fresco dining. There is an outbuilding with potential to turn into a garden office and private driveway parking for several vehicles.

### Situation

The property lies in the village of Sunninghill which is conveniently located for Ascot and Sunningdale. Further leisure and shopping facilities may be found in the towns of Windsor and Camberley

By road, Ascot is convenient for Heathrow Airport, M3, M4 and M25 motorways.

There are a number of renowned schools in the area including Papplewick, LVS, Hall Grove, The Marist Schools, St George's and St Mary's Ascot. There are two international options, TASIS and ACS Egham and access to Eton and Wellington Colleges.

### Local Authority

Royal Borough of Windsor and Maidenhead:

### Services

The property has mains, gas, water, electric and drainage.

### Fixtures and Fitting

All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

### Tenure

Freehold

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







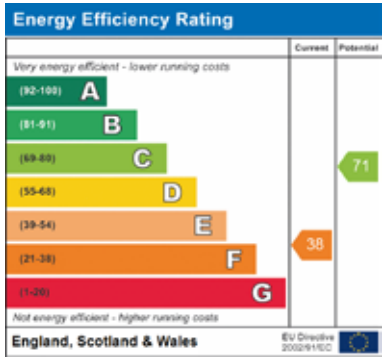
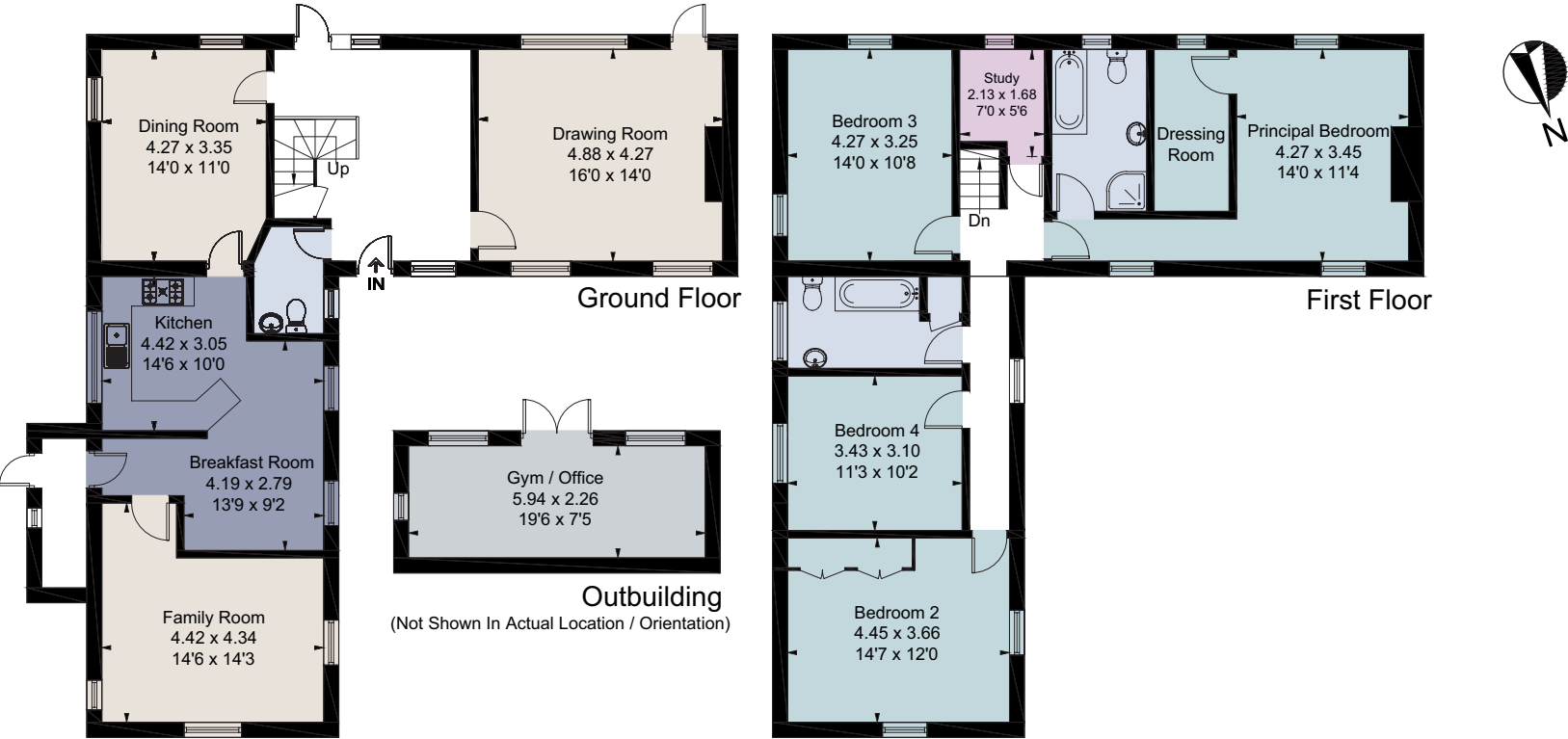
**Glen Cottage, London Road, Ascot, Berkshire, SL5 7DG**  
**Approximate Floor Area** 190.3 sq m / 2048 sq ft  
**Outbuilding** 13.5 sq m / 146 sq ft  
**Total** 203.8 sq m / 2194 sq ft



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