



A centrally located detached family home

3 Steeple Point, Ascot, Berkshire, SL5 7TX

Freehold



Reception hall • 3 reception rooms • study • kitchen/ breakfast room • 5 bedrooms (3 en suite) • family bathroom • utility room & cloakroom • double garage, of-street parking & private garden

Local information

Located 0.3 of a mile away, Ascot High Street offers a range of shops for daily needs, with a further choice of independent specialist shops in Sunninghill and Sunningdale. More extensive shopping facilities can be found in Windsor, Reading and Camberley.

Road connections are good with access to both the M3 (junction 3) and M25 (junction 13), which in turn lead to Heathrow Airport and the M4. Trains from Ascot and Sunningdale stations run direct to London Waterloo.

There is exceptional schooling in the area including Charters School, St George's, St Mary's, LVS, Heathfield, The Marist, Hall Grove and Papplewick.

Sporting facilities are varied and include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, racing and polo fixtures at the world famous Ascot racecourse and Smith's Lawn.

About this property

This house is ideally located in the sought after gated development of Steeple Point, number three is a wonderful detached home in a premier Ascot location.

The ground floor comprises a dual aspect reception room with feature fireplace and French doors to the rear terrace, a study, a dining room leading to a light and bright garden room and a

fully integrated kitchen/breakfast room with a separate utility.

Accessed via a spacious landing, the first floor has five bedrooms and four bathrooms including very well-proportioned principle and second bedroom suites'.

Outside, there is a south facing private rear garden with a terrace running the width of the property; perfect for al-fresco dining. There is a private garden area to the front as well as driveway parking for two vehicles and an integral double garage.

Services: The property had mains gas, water, drainage and electric.

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

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

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





3 Steeple Point, Ascot, Berkshire, SL5 7TX

Gross internal area (approx) 2090 sq ft

Outbuildings 283 sq ft

Total 2372 sq ft

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Approximate Area = 194.2 sq m / 2090 sq ft
 Garage = 26.3 sq m / 283 sq ft
 Total = 220.5 sq m / 2373 sq ft
 Including Limited Use Area (1.2 sq m / 13 sq ft)
 For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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