



A WONDERFUL FAMILY HOUSE IN A GATED ROAD

Walton Drive, Ascot, Berkshire, SL5 7PG

Guide price £1,225,000 Freehold



Entrance hall • Drawing room • Kitchen/breakfast room
• Study • Utility room • 4 bedrooms (one en suite) •
Family bathroom • Double garage, garden

Local information

Walton Drive is an exclusive gated road in Ascot ideally situated for Ascot Racecourse, High Street and mainline station providing services to London (Waterloo) approximately 1.1 miles away.

By road, Ascot is convenient for Heathrow Airport approximately 12.2 miles, M3 (junction 3) approximately 7.6 miles and M25 (junction 13) approximately 13.8 miles.

There are a number of renowned schools in the area including Papplewick, LVS, Hall Grove, Lambrook, The Marist Schools, Charters, St George's and St Mary's Ascot. Eton and Wellington colleges are accessible as are the international options of TASIS and ACS Egham.

About this property

A detached family home set in a gated road offering excellent living accommodation over two floors.

On the ground floor there is a spacious entrance hall, a dual aspect drawing room with a feature fireplace and wood burner and French doors opening to the rear terrace. The kitchen/breakfast room has a central island, a comprehensive range of cupboards, integrated appliances and a door to the terrace. Adjoining the kitchen is a utility room with access to the garage and a door to the rear garden. The ground floor is completed by a study and a cloakroom.

The first floor accommodation comprises a principal bedroom suite with dressing room, en suite shower room and views over the garden. There are three further bedrooms one of which is currently used as a study and a family bathroom.

Outside, the rear garden is mainly laid to lawn with a paved terrace ideal for al fresco dining and entertaining. There is a variety of well stocked shrub and flower borders, two sheds and mature hedging. To the front of the property there is a blocked paved driveway with parking and a double garage.

Services

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

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 and Maidenhead Council Tax Band G

Viewing

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





Walton Drive, Ascot, Berkshire, SL5 7PG

Gross internal area (approx) 165.3 sq m / 1779 sq ft

Outbuildings Garage = 28.9 sq m / 311 sq ft

Total 194.2 sq m / 2090 sq ft



savills

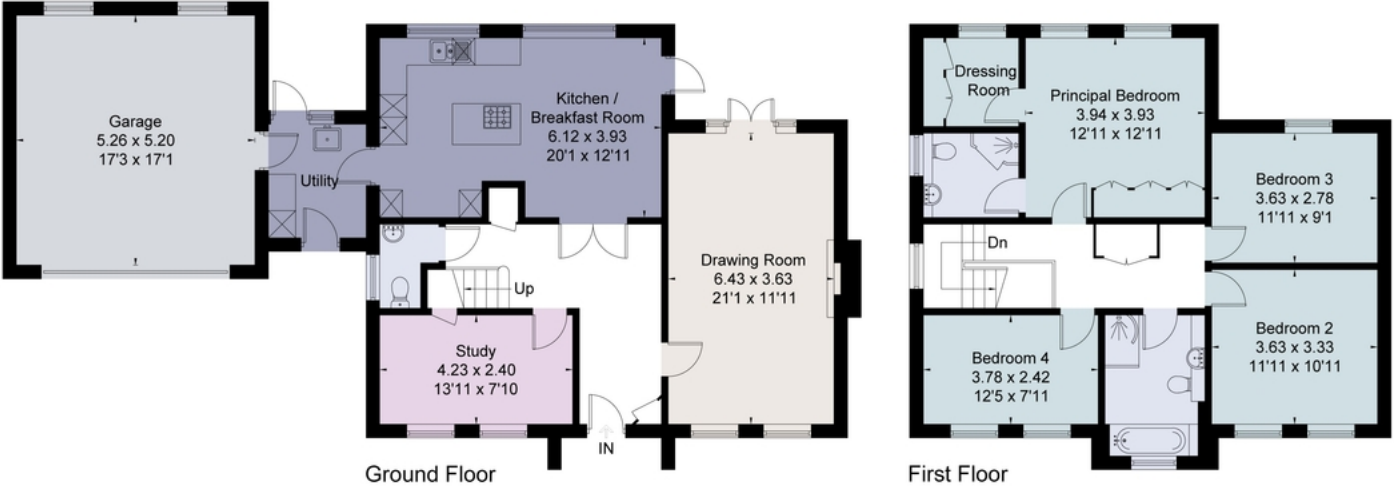
savills.co.uk

Frazer Chown

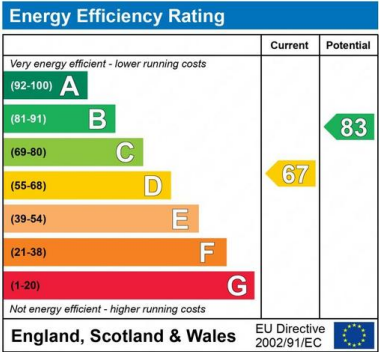
Savills Sunningdale

01344 626162

frazer.chown@savills.com



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 304963



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22029082 Job ID: 163252 User initials: MG

