




The Loft

Ascot Road, Nuptown, Berkshire



BNP PARIBAS GROUP 

A charming period home with a wealth of character detail and offering a unique living environment

Architecturally-appealing, this gem of a property has an unexpected touch of splendour internally with a galleried reception area open to the rafters of the exposed, ancient timber framing. Set amidst a collection of character properties, this semi-detached home has a south-west facing rear garden which provides a delightful outdoor haven.



1 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



OFF-ROAD PARKING



LANDSCAPED GARDEN



FREEHOLD



VILLAGE



1,308 SQ FT



**GUIDE PRICE
£625,000**



The property

With an attractive façade featuring elevations of red-brick and timber framing with painted infills, The Loft is an enchanting property, with a pretty, old-world entrance porch. At the heart of the home is the impressive double-height galleried sitting room which is centred around a feature fireplace, with rustic vertical beams creating a subtle divide to the adjoining dining area. Beautiful flagstone flooring unifies the two spaces which provide a convivial space in which to entertain and relax, with glimpses to the galleried landing above.

This natural floor covering seamlessly extends into the adjoining kitchen, where pastel-toned, country-style cabinetry is complemented by tiled work surfaces. A well-positioned counter incorporates a breakfast bar that creates a casual dining area. A discreetly positioned cloakroom facility, offering additional convenience, completes the ground floor accommodation.

An open-tread timber staircase rises from the main living area to the first-floor galleried landing, which leads to two well-proportioned bedrooms. Serving these bedrooms is a beautifully appointed family bathroom, featuring vintage-inspired fixtures that include a classic bathtub and a separate shower cubicle.

A further staircase ascends to the second floor, where a third bedroom is positioned in a quiet and secluded setting at the top of the house. This versatile space is well-suited for use as a guest bedroom or a study.



Outside

A gravelled driveway extends from the road to a hardstanding area at the front of the house, providing convenient off-road parking.

At the rear, a neatly paved terrace adjoins the house, bordered by raised planted beds and enclosed by a low wall, with a painted boundary wall to one side. With its desirable south-westerly aspect, this sheltered setting is ideal space for al fresco dining, entertaining, or quiet relaxation. A picket gate provides access from the terrace to a well-maintained area of lawn, which is complemented by thoughtfully arranged planted borders. These feature an array of mature shrubs, perennial plants, and a striking specimen tree, enhancing both the privacy and visual interest of the garden. There is also a useful timber shed in a far corner of the garden.

Location

Nuptown is a Berkshire hamlet situated just to the north of Warfield, within easy reach of the excellent shopping and leisure amenities at Windsor, Ascot,

Maidenhead and also Bracknell, with its new shopping centre, The Lexicon.

There are regular train services to London from Bracknell, Ascot, Windsor and Maidenhead stations, and for road-users, the M4, M3 and M25 motorways are within easy reach, providing access to Heathrow and Gatwick Airports, Central London, the West Country and the M25.

Sporting and recreational facilities in the area include golf at numerous golf clubs including the world famous Wentworth, Sunningdale, The Berkshire and Swinley Forest golf clubs, and for the equestrian enthusiast there is horse racing at Windsor and Ascot, polo at Coworth Park, The Royal County of Berkshire Polo Club and Guards Polo Club, and situated within striking distance of the property is a private livery yard.



Distances

- M4 (Jct 8/9) 4.7 miles
- M3 (Jct 3) 7.7 miles
- M25 (Jct 13) 12 miles
- Bracknell 3.9 miles
- Ascot 5.2 miles
- Windsor 6 miles
- Reading 13.7 miles
- Heathrow Airport (T5) 15.2 miles
- Central London 32.5 miles
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Key Locations

- Ascot Racecourse
- Windsor Racecourse
- Windsor Castle
- The Long Walk
- Savill Garden/Legoland
- Dorney Court
- Windsor Great Park
- Virginia Water Lake
- Chobham Common

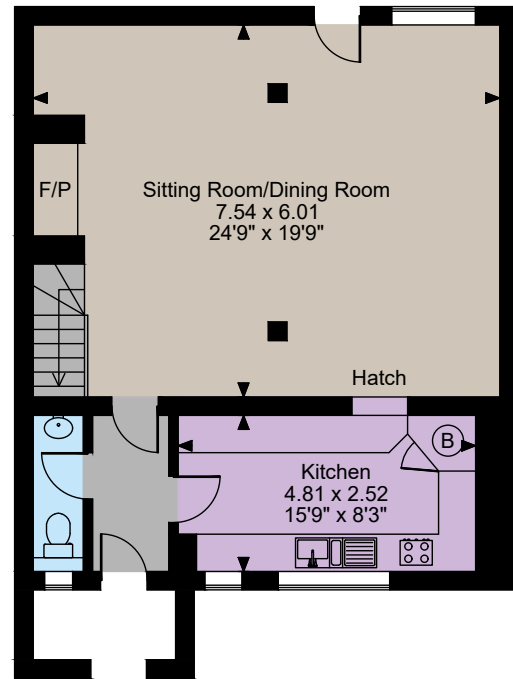
Nearby Schools

- Lambrook, Winkfield Row
- St. George's, Ascot
- St Mary's School, Ascot
- Papplewick, Ascot
- Heathfield School, Ascot
- Papplewick, Ascot
- Windsor Boys'
- Windsor Girls'
- St. George's, Windsor
- Upton House, Windsor
- Eton College
- Sunningdale School

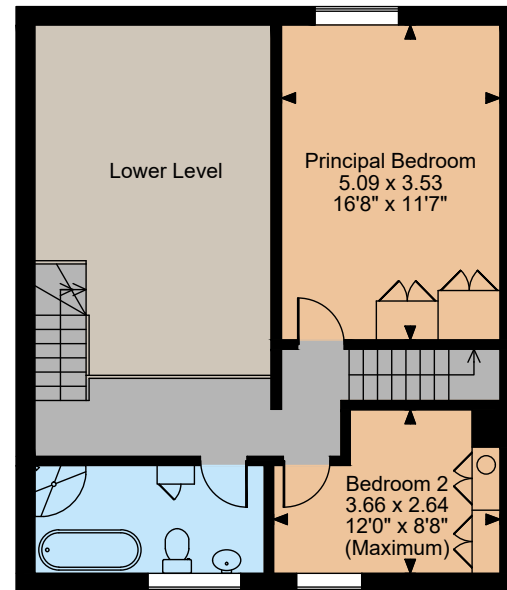
Nearby Stations

- Ascot
- Windsor & Eton Central
- Windsor & Eton Riverside
- Maidenhead (Elizabeth Line)

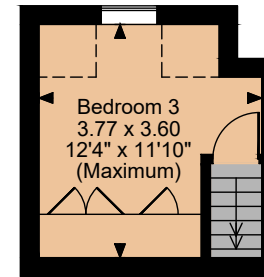




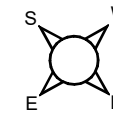
Ground Floor



First Floor



Second Floor



Floorplans

House internal area 1,308 sq ft (121 sq m)
For identification purposes only.

Directions

RG42 6HR

what3words: ///voice.trim.leads

General

Local Authority: Bracknell Forest Council – Tel. 01344 352000

Services: Mains electricity, gas and water. Private drainage - Klargester.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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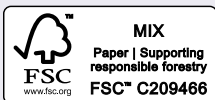
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