



Belville House
Furlong Drive, Ascot, Berkshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Belville House

Furlong Drive

Ascot, Berkshire

SL5 7GW

A handsome contemporary home with a stylishly-designed garden, in an exclusive residential setting

M3 (Jct 3) 4.8 miles, Ascot High Street 0.9 miles, Ascot station 1.2 miles (London Waterloo 57 minutes), Sunningdale 3.8 miles, Windsor 6.7 miles, Heathrow Airport (T5) 13.5 miles, Central London 30 miles

Reception hall | Sitting room | Dining room
Study | Kitchen/family room | Utility room
Pantry | Cloakroom | Principal bedroom with en suite bathroom & walk-in wardrobe | Guest suite
3 Further bedrooms (1 en suite) | Family bathroom | Double garage | Off-road parking
Landscaped garden | EPC rating C

The property

With an attractive tile-hung façade and decorative gables, Belville House is a beautifully-presented property with generously-proportioned rooms, offering a light and airy ambience with a classic layout ideally suited to modern lifestyles. The ground floor features under-floor heating and built-in speakers, and comprises a spacious reception hall with polished tiled flooring that extends into the kitchen/family area, providing practicality and a pleasing cohesion. Neutral décor throughout ensures an air of calm sophistication, with the ground floor offering an elegant sitting room, an adjacent formal dining room, and a versatile-use study. The convivial hub of the home is provided by an impressive, light-filled kitchen/breakfast and family room where French doors offer a connection to the garden terrace for a seamless inside to outside design. Fitted with sleek cabinetry, stone work surfaces and integrated Siemens appliances, the kitchen features an island unit and a breakfast bar

setting, with a casual seating zone adjoining. A pantry, utility room and cloakroom complete the accommodation on this level.

On the first floor, the stylish presentation continues, with four bedrooms, a fifth room that is currently being utilised as a cinema room and a modern family bathroom all being accessed from the roomy landing. The principal and second bedrooms offer a touch of luxury with walk-in wardrobes and smart en suite bathrooms.

Outside

The property is approached via a block-paved driveway which provides parking and leads to the integral double garage, with a collection of architectural and evergreen plants creating attractive ornamentation at the frontage and side return of the home.

Timber-edged planted beds at the boundaries of the beautifully landscaped rear garden are filled with eye-catching, colourful and floral shrubs, perennial plants and specimen trees. Paved terracing spans the back of the house with direct access from reception areas offering opportunities for al fresco dining, entertaining and relaxation, with a gravelled terrace to the side providing an alternative spot in which to sit, alongside the display of pleached trees. Uniquely, a low maintenance artificial lawn includes a putting green.

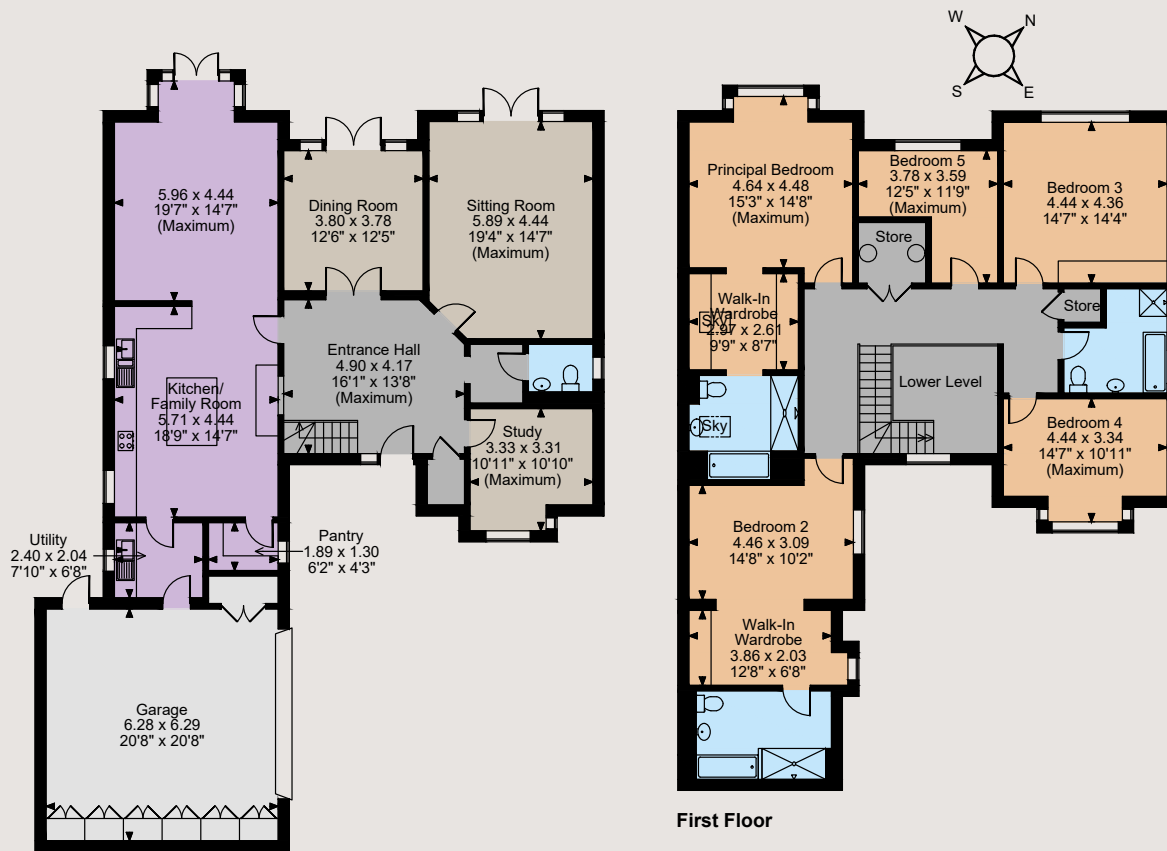
Location

Known for its world-famous racecourse, prestigious Ascot has a bustling High Street with many of the amenities required for day-to-day living, including a good choice of shops, pubs, bars and restaurants. Neighbouring Sunningdale and nearby Bracknell offer a wider range of amenities, including the new Lexicon shopping centre at Bracknell. The historic town of Windsor provides a comprehensive range of shopping, leisure and cultural amenities and road connections are excellent with easy access to both the M3, M4 and the M25.





Floorplans
 House internal area 3,096 sq ft (288 sq m)
 Garage internal area 443 sq ft (41 sq m)
 Total internal area 3,539 sq ft (329 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8623165/PCU



Directions

With Strutt & Parker's Ascot office on your right, head along the High Street, continuing straight ahead at the mini roundabout, and then at the next roundabout, taking the third exit onto the A332. At the next roundabout, take the first exit onto Burleigh Road. Take the fourth turning on your left, onto Furlong Drive, and you will find the property on the left-hand side.

what3words: ///brains.along.guides

General

Local Authority: Royal Borough of Windsor & Maidenhead – Tel. 01628 683800
Services: Mains electricity, gas, water & drainage.
Council Tax: Band H **Tenure:** Freehold
Guide Price: £1,900,000

Ascot

37 High Street, Ascot, Berkshire SL5 7HG
01344 636960

windsor@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2024. Particulars prepared October 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

