



60 Kingswood
Ascot, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A stylish family home with elegant styling in a desirable modern residential development with a woodland setting

A modern semi-detached house, set on a sought-after development a mile from Ascot town centre. The property features handsome red brick elevations, while inside there is beautifully appointed accommodation arranged across three levels



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



GARDENS & BALCONY



FREEHOLD



TOWN



2,534 SQ FT



**GUIDE PRICE
£1,200,000**



The property

An impressive semi-detached family home in a well-connected yet peaceful setting.

The property features a comfortable and well-proportioned sitting room to the front of the ground floor, with a feature fireplace, ceiling corning and a bay window with plantation-style shutters. Towards the rear there is further living and entertaining space in the open-plan kitchen/breakfast/family room. This spacious, social room has tiled flooring and French doors opening onto the rear garden, as well as space for a seating area and a family dining table. The kitchen itself is fitted with a range of contemporary units to base and wall level, a breakfast bar, and integrated appliances, including dual Siemens ovens, a gas hob with an extractor hood and a wine cooler. The adjoining utility room provides further space for storage and appliances, as well as direct access to the garage, and situated off the reception hall is a cloakroom.

There are two well-presented double bedrooms on the first floor, both of which are en suite. They include the principal bedroom at the rear with its dressing room, en suite bathroom and balcony overlooking the rear garden. The front bedroom is similarly proportioned and has fitted wardrobes as well as an en suite shower room.

The upper floor provides a further two double bedrooms, both of which feature built-in storage and dormer windows, and a family bathroom.



Outside

At the front of the property, the block-paved driveway provides off-road parking as well as access to the integrated garage at the side of the house. The garage is currently being utilised as a home gym, but could also be converted into further living space, subject to the necessary consents.

There is a well-maintained garden at the front with an area of artificial lawn and border beds with various established shrubs. At the rear, the low-maintenance garden has high border fencing and features an area of patio across the back of the house for al fresco dining. There is also a level artificial turf lawn and at the end of the garden, a gate opens onto a peaceful wooded area.

Location

Kingswood is conveniently situated just over a mile from the centre of Ascot with its selection of shops catering for day-to-day needs. The area also offers an excellent variety of restaurants and cafes, while the nearby towns of Windsor, Bracknell,

Maidenhead, Camberley and Reading also offer a wide range of shopping, leisure and dining options.

The area is also serviced by a superb range of schools, in both the state and independent sectors.

For the commuter, the property is well placed for rail services to London Waterloo from the local station in Ascot, while road links are also excellent with the M3, M4 and M25 all easily accessed. Heathrow Airport is also just over 12 miles away, providing convenient access to international travel. Ascot is surrounded beautiful countryside, yet is within easy commuting distance of Central London.

Excellent leisure facilities in the area include horse racing at Ascot and Windsor, boating on some stretches of the River Thames and golf at Sunningdale, Wentworth, The Royal Berkshire and Swinley Forest.



Distances

- M3 (Jct 3) 4.6 miles
- M4 (Jct 10) 8.2 miles
- M25 (Jct 13) 8.7 miles
- Ascot High Street 1.3 miles
- Bracknell 3 miles
- Sunningdale 4.3 miles
- Camberley 7.5 miles
- Windsor 7 miles

Key Locations

- Ascot Racecourse
- Windsor Great Park
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Racecourse
- Legoland
- Runnymede

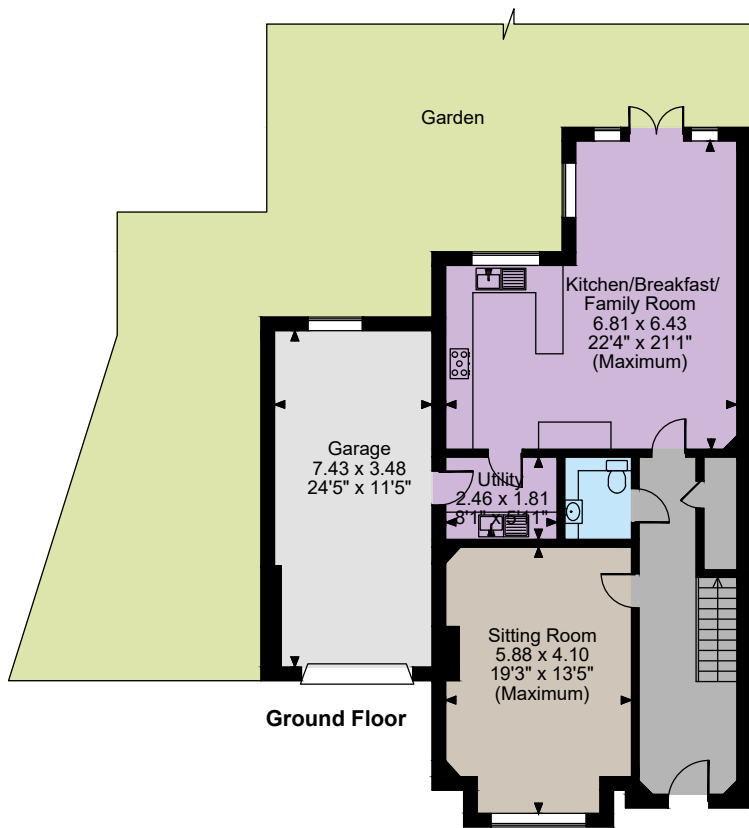
Nearby Stations

- Ascot Station
- Sunningdale Station
- Martins Heron Station
- Bracknell Station

Nearby Schools

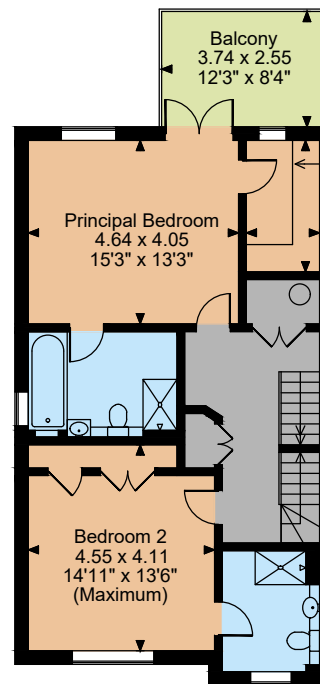
- LVS Ascot
- St. Georges School, Ascot
- St. Mary's School, Ascot
- Heathfield School, Ascot
- Papplewick School, Ascot
- The Marist School, Ascot
- Sunningdale School
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row



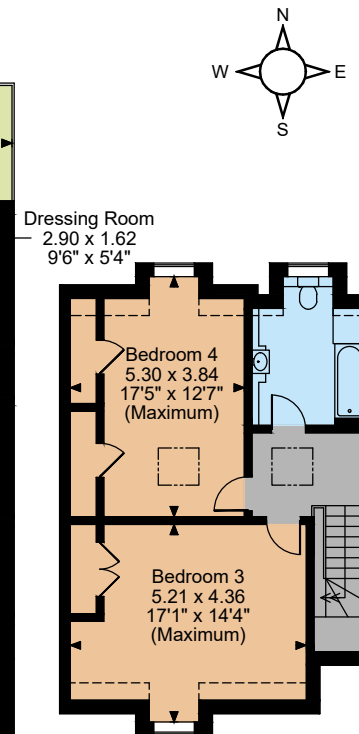


Ground Floor

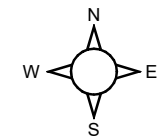
Ground Floor



First Floor



Second Floor



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

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8640158/NJD



Floorplans

House internal area 2,259 sq ft (210 sq m)

Garage internal area 275 sq ft (26 sq m)

Balcony external area = 103 sq ft (10 sq m)

Total internal area 2,534 sq ft (235 sq)

For identification purposes only.

Directions

Post Code: SL5 8AN

what3words: ///loaded.whips.smashes

General

Local Authority: Bracknell Forest Council – Tel. 01344 352000

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band F

EPC Rating: B

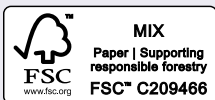
Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

ascot@struttandparker.com

struttandparker.com



@struttandparker

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

For the finer things in property.

