



27 Locks Ride
Ascot, Berkshire



A modern, single storey home with smart summer house outbuilding set in a delightful garden

With a wooded backdrop providing a sense of seclusion, the property offers an enhanced interior layout with light and airy reception areas and a pleasing open ambience. Full planning was granted for a large first floor and rear extension in 2021 (lapsed).



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



1,373 SQ FT



**GUIDE
£975,000**



The property

The accommodation at Number 27 is arranged over one-level with reception rooms at the rear of the home benefitting from an outlook over the garden. The wood floor covering in the reception hall extends into the kitchen and adjoining living areas creating a sense of cohesion and providing modern practicality. A front aspect bay window enhances the illumination which floods into the living room with a second window affording views to the rear. With decorative brickwork, the fireplace provides an attractive focal point in this spacious room which has an open aperture linking to the adjoining dining room. Glazed bi-fold afford a seamless transition from the dining room to the terrace outside offering a convivial setting for entertaining family and friends.

An impressive kitchen/breakfast room is fitted with sleek, contemporary cabinetry, with stone work surfaces, integrated appliances and an island unit with breakfast bar. A further length of bi-folds allows a vista along the length of the garden and when opened extends the inside to the outside setting. Ancillary

space is provided by an adjacent utility room which offers additional units for storage and a hide-away for domestic appliances, with an external door for access options.

The bedroom quarters are situated in the south-easterly wing of the home, along with a well-appointed family bathroom. The principal room has a wall of wardrobe storage and enjoys the benefit of a modern en suite shower room. A timber garden outbuilding with glazed bi-folding doors provides a quality space with various uses including a home office, a studio or a gym.

Full planning permission was granted in September 2021 (21/00599/FUL) for a full first floor featuring four additional bedrooms and a ground floor rear extension. This planning has now lapsed and would need to be re-submitted.

Prospective purchasers are advised that they should make their own enquiries of the local planning authority



Outside

Evergreen hedging at the front boundary provides a degree of privacy to the property with timber five-bar gates marking the access onto a length of gravelled driveway which also leads to the detached double garage. A paved pathway follows the edge of the house, leading to the entrance doorway and to either side of the property where picket gates gives access to the rear garden. Well-maintained, with attractive planting and landscape design, the garden at the rear offers a delightful outdoor sanctuary. A tiered paved terrace adjoins the back of the house offering opportunities for al fresco dining and relaxation, with steps leading down to an expanse of lawn, framed by planted borders. Stone-filled gabions create retaining walls to accommodate the slight incline to the plot and there are mature shrubs and specimen trees set within the grassed area.

Location

The thriving town of Ascot has been synonymous with horse-racing since 1711 and continues to have a popular racing calendar of events. Ascot High Street

offers a range of shops for daily needs, with a further

choice of independent and specialist shops in Sunninghill and Sunningdale, along with a major supermarket. The towns of Windsor, Guildford, Camberley and Reading offer an extensive choice of retail facilities along with theatre, cinema and leisure complexes. Rail services to London (Waterloo) are available from Ascot, Martins Heron or Sunningdale stations and the M3 can be accessed at J3, the M25 at J13 and the M4 is also easily accessible providing links to the motorway network beyond. Sporting facilities in the area include the golf clubs of Wentworth, Sunningdale, Swinley Forest and The Berkshire and health clubs locally include Wentworth Club, Coworth Park Hotel Spa and Pennyhill Park Health Club and Spa. Well-regarded schooling in both the state and independent sectors is available in the vicinity.



Distances

- Ascot High Street 1.7 miles
- Sunningdale 5 miles
- Windsor 6.5 miles
- London Heathrow Airport (T5) 16.7 miles
- Central London 30 miles

Key Locations

- Ascot Racecourse
- Royal Ascot Golf Club
- Westmorland Park
- Sunningdale Park
- Windsor Great Park
- The Valley Gardens
- Virginia Water Lake Pavilion
- Windsor Castle
- The Long Walk

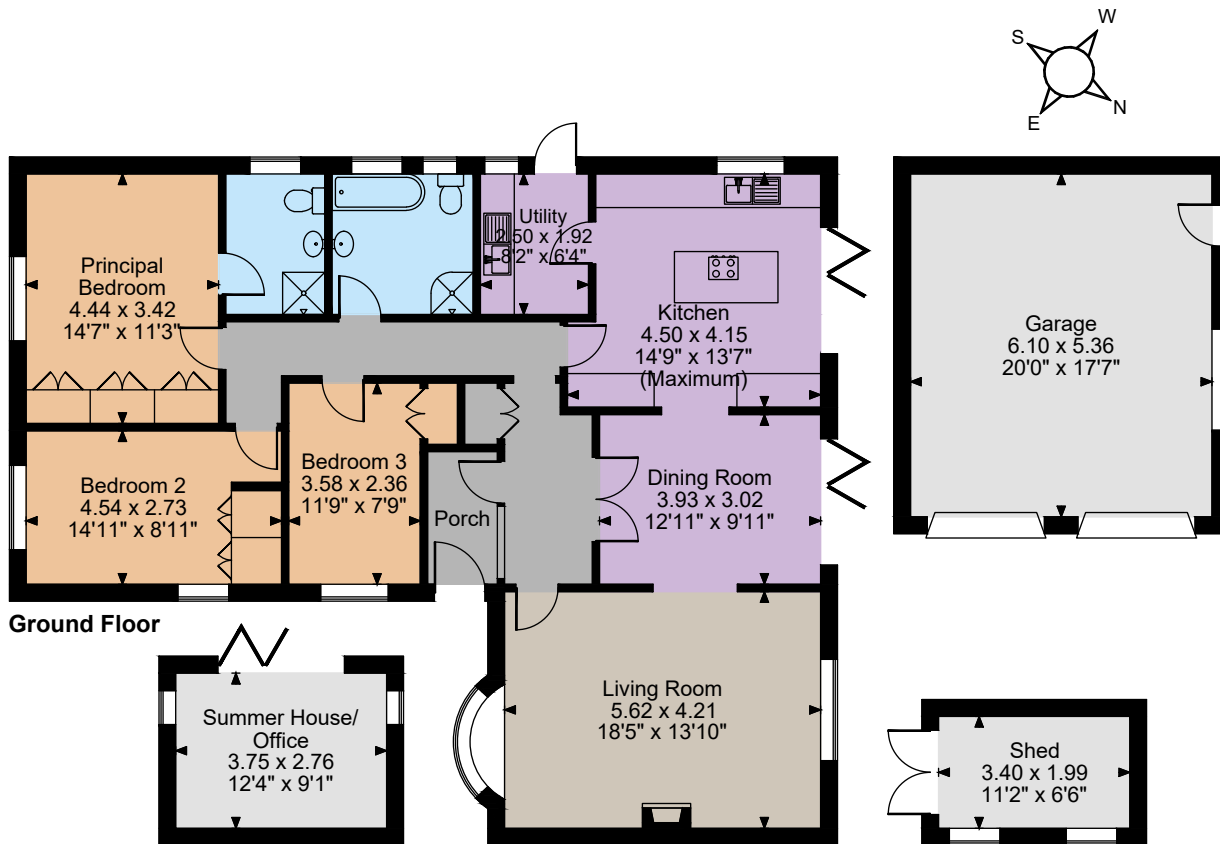
Nearby Stations

- Martins Heron
- Ascot
- Sunningdale
- Bracknell

Nearby Schools

- Winkfield St Mary's CofE Primary School
- Heathfield School
- Lambrook School
- LVS Ascot
- Charters School
- The Marist Schools
- St Georges
- St Mary's
- Papplewick
- Hall Grove School
- ACS Egham International School





Floorplans

Main House internal area 1,373 sq ft (128 sq m)
 Garage internal area 352 sq ft (33 sq m)
 Summer House/Office/Shed internal area 184 sq ft (17 sq m)
 Total internal area 1,909 sq ft (177 sq m)
 For identification purposes only.

Directions

SL5 8RA what3words: ///defeat.tests.descended

General

Local Authority: Bracknell Forest Council
 Services: Mains electricity, gas, water & drainage
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band F
 EPC Rating: TBC

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638595/NJD

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 March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

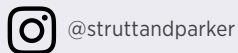
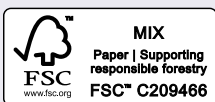
Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

ascot@struttandparker.com

struttandparker.com



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

For the finer things in property.

