

# 3 Princess Gate

London Road, Sunninghill, Ascot, Berkshire



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A handsome townhouse with stylish contemporary presentation in an exclusive gated setting

Five acres of beautifully-landscaped communal grounds, including tennis courts and a bbq area, provide a prestigious environment for this striking, four-storey residence. Fine architectural features include a stately pillared portico, a canopied wrought-iron balcony, and elevations of decorative brick and stone work.



**2 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**INTEGRAL GARAGE**



**BALCONY & PRIVATE COURTYARD**



**FREEHOLD**



**VILLAGE**



**2,635 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

Princess Gate is an exclusive crescent-shaped development of townhouses, with Number 3 forming part of this highly-desirable collection of properties. Beautiful wood flooring extends from the entrance hallway providing modern practicality and a sense of cohesion across reception areas, with the ground floor offering a convivial living space and the hub of the home. On this level, the relaxed sitting room is tucked into a comfortable alcove, with an adjoining dining area and two sets of French doors providing a connection to the balcony setting. Stylishly designed and fitted with sleek, contemporary cabinetry, stone work surfaces and a unique splashback, the kitchen has integrated appliances and an island unit with timber breakfast bar. An additional reception room is situated on the lower ground floor level providing an alternative versatile-use spot for down-time. This floor has a hallway to an external door and a utility room with access to a delightful, sheltered courtyard.

The bedroom accommodation is arranged over the two upper floors. On the first level, there are three

bedrooms and a stylishly-appointed family shower room, with a generously-proportioned walk-in cubicle featuring a waterfall shower head. The principal room offers a boutique-style retreat, with a partition to a free-standing contemporary tub and dressing area with a wall of fitted storage. Three further bedrooms occupy the fourth level at the top of the house where skylight windows ensure natural light floods inside the rooms and a modern shower room completes the accommodation.

### Outside

Accessed via security gates, the driveway loops around the horseshoe of townhouses and their courtyard with a central fountain. The property includes an integral garage and first floor balcony, while residents have access to the tennis court and expansive communal gardens featuring an ornamental pond with a scenic footbridge, mature flower beds, topiary shrubs, and various seating areas.



## Location

The property is situated a short distance from the centre of Sunninghill village and within easy reach of Sunningdale to the south and Ascot to the west. Day-to-day amenities are plentiful with Ascot offering a comprehensive range of shopping and leisure facilities and Sunningdale providing a Waitrose supermarket. Further more extensive facilities are available in the nearby towns of Windsor, Camberley, Guildford and Bracknell.

Road connections are excellent with easy access to both the M3 (J3) and the M25 (J13) and rail services to London (Waterloo) are available from Sunningdale and Ascot stations.

Leisure and sporting facilities in the area are varied and include golf at Sunningdale, Wentworth, Windlesham and Swinley Forest; horse racing at Ascot and Windsor, and horse riding on Chobham Common and in Windsor Great Park.

Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills. Well-regarded schooling in both the state and independent sectors is available in the vicinity.

Ascot is within easy reach of Central London and also boasts several excellent schools, including the outstanding-rated comprehensive, Charters School, in Sunningdale.



## Distances

- M3 (Jct 3) 4.4 miles
- M4 (Jct 6) 8.4 miles
- Sunninghill centre 0.5 mile
- Ascot High Street 1.2 miles
- Sunningdale 1.6 miles
- Windsor 7 miles
- Heathrow Airport (T5) 9.6 miles
- Central London 29 miles

## Nearby Stations

- Sunningdale station
- Ascot station
- Martins Heron
- Bracknell
- Bagshot

## Key Locations

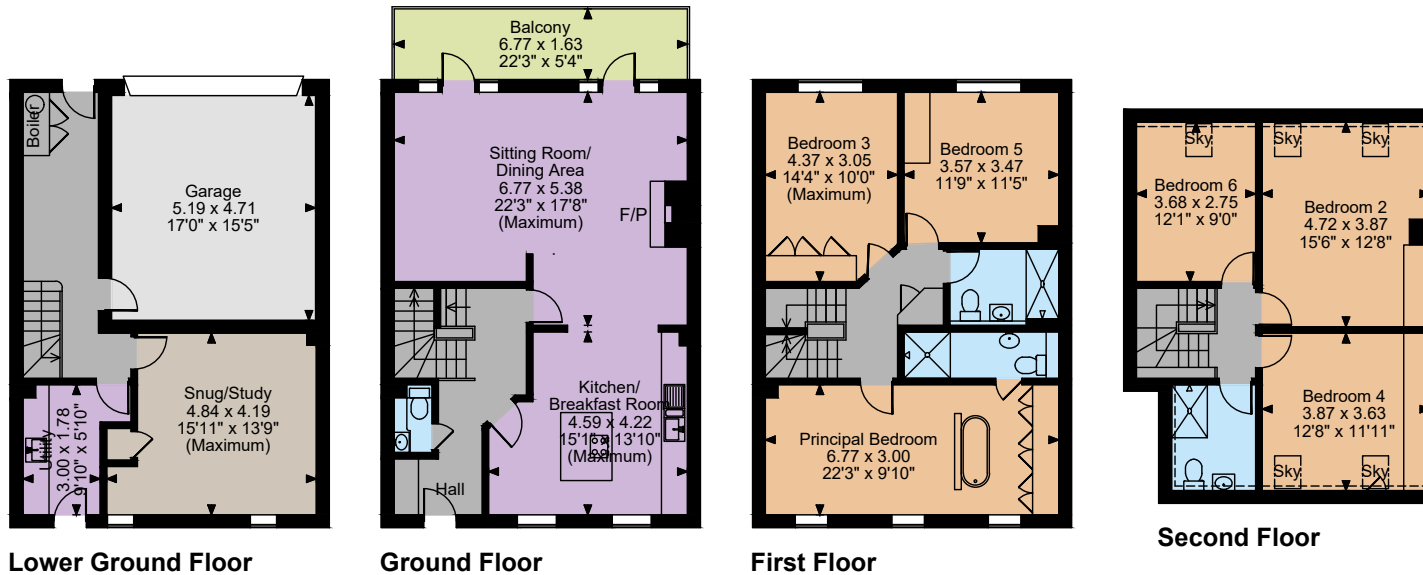
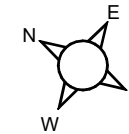
- Ascot Racecourse
- Windsor Great Park
- Windsor Castle

- Windsor Racecourse
- Legoland
- Virginia Water Lake
- Savill Garden
- Chobham Common

## Nearby Schools

- Sunningdale School, Sunningdale
- Charters School, Sunningdale
- Papplewick, Ascot
- Heathfield, Ascot
- St. George's, Ascot
- St. Mary's, Ascot
- LVS, Ascot
- The Marist, Ascot
- Lambrook, Winkfield Row
- Wellington College, Crowthorne
- Eton College, Eton
- ASC International School, Egham
- TESIS, Thorpe





### Floorplans

House internal area 2,372 sq ft (220 sq m)  
 Garage internal area 263 sq ft (24 sq m)  
 Balcony external area = 119 sq ft (11 sq m)  
 Total internal area 2,635 sq ft (245 sq m)  
 For identification purposes only.

### Directions

SL5 7YY

what3words ///corner.beams.lame

### General

**Local Authority:** Royal Borough of Windsor & Maidenhead

**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 H

**EPC Rating:** C

**Service Charge:** £500 per month, includes building

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

□ □ □ □ Denotes restricted head height

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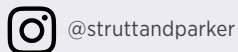
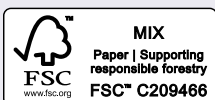
### Ascot

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