



2 The Barn

Albert Drive, Ascot, Berkshire



BNP PARIBAS GROUP

A contemporary three-bedroom home on a private development in one of Ascot's premier locations

A stylishly appointed home, set within a converted barn and located in a semi-rural setting back onto farmland, yet moments from the centre of Ascot. The property features modern living space and contemporary décor throughout, with French doors and skylights welcoming plenty of natural light



1 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE & ALLOCATED PARKING



GARDEN & PATIO



LEASEHOLD



SEMI-RURAL



1417 SQ FT



**GUIDE PRICE
£900,000**



The property

2 The Barn is a well-presented modern home, forming part of a substantial barn conversion in a private road on the edge of Ascot.

There are two comfortable living and entertaining spaces on the ground floor: the 24ft sitting room with French doors to the front, welcoming plenty of natural light, and offering space for a seating area and a study or dining area, and the equally generous open-plan kitchen and dining area which is an excellent area in which to relax or entertain guests. It has French doors looking towards the paddock that neighbours the development, and has space for a family dining table.

The kitchen area is fitted with sleek modern units, a central island with an integral breakfast bar, and integrated appliances, including dual ovens, a dishwasher, a fridge freezer and an induction hob with a central recessed extractor fan. The ground floor is completed by a cloakroom located off the reception hall

Upstairs there are three bedrooms, including the generous principal bedroom with its extensive fitted wardrobes and en suite shower room, which has a corner shower unit with a rainfall shower head. The second bedroom benefits from built-in storage, while the first floor also has a family bathroom with an over-bath shower, a low-level WC and a pedestal washbasin. Both the principal and second bedrooms feature Juliet balconies that afford splendid elevated views of the paddock to the front.



Outside

The Barn is located on Prince Albert Drive, a highly sought-after private road on the edge of Ascot. At the entrance to the development, security gates open onto the long driveway, which leads to a shared parking area with allocated spaces. The property also comes with a single garage in the garaging block, for further secure parking or home storage.

To the front of the property is a private garden, with the gated entrance opening onto a pathway to the front door and a patio area providing space for alfresco dining. Across the shared walkway there is a private area of lawn, bordered by hedging to the sides and post and rail fencing at the end. Beyond the garden there is a grassy paddock where horses regularly graze.

Location

Prince Albert Drive 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, Camberley and Reading also offer a wide range of shopping, leisure and dining options.

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.

The area is also fortunate to have excellent schools in both the state and independent sectors.



Distances

- M3 (Jct 3) 4.6 miles
- M4 (Jct 6) 8.6 miles
- M25 (Jct 13) 8.8 miles
- Ascot High Street 1 mile
- Sunningdale 4.1 miles
- Windsor 7.0 miles
-

Key Locations

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

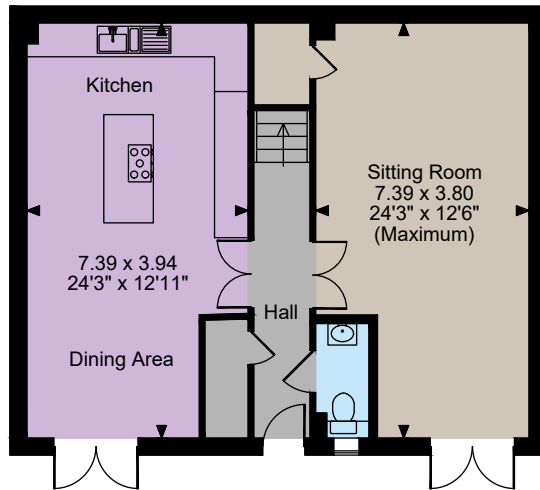
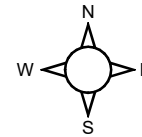
Nearby Stations

- Ascot
- Sunningdale
- Martins Heron
- Bracknell
- Windsor & Eton Central
- Windsor & Eton Riverside

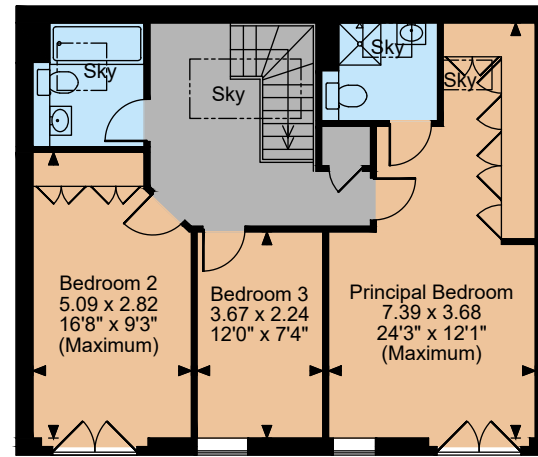
Nearby Schools

- Ascot Heath Primary School
- LVS Ascot
- St. George's School, Ascot
- Papplewick, Ascot
- St. Mary's School Ascot,
- Sunningdale School
- Heathfield School, Ascot
- The Marist School, Ascot
- Charters School, Sunningdale
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row

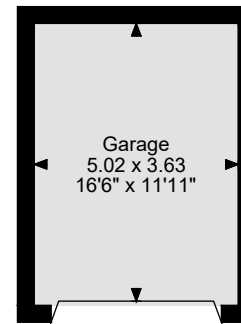
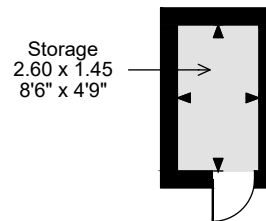




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638038/NJD



Floorplans

House internal area 1,417 sq ft (132 sq m)
Garage internal area 196 sq ft (18 sq m)
Outbuilding internal area 41 sq ft (4 sq m)
Total internal area 1,654 sq ft (154 sq m)
For identification purposes only.

Directions

SL5 8AT what3words ///laying.audio.monkey

General

Local Authority: Bracknell Forest Borough Council

Services: Mains electricity, water and drainage

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

Council Tax: Band G

EPC Rating: B

Tenure: Leasehold - 999 years from and including 1st January 2022

Service Charge: £3,324 p.a. (includes building insurance)

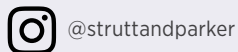
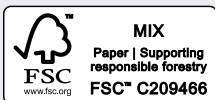
Ascot

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.

