



Stewart House
21 Seymour Drive, Ascot, Berkshire

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Stewart House

21 Seymour Drive

Ascot, Berkshire

SL5 8FX

A stylish detached family home backing onto private woodland, in a prestigious development

M3 4.4 miles, Ascot mainline station 1.9 miles (London Waterloo 57 minutes), Sunningdale 4.5 miles, Heathrow airport (T5) 12.4 miles, Central London 31.5 miles

Reception hall | Sitting room | Study | Playroom
Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom suite | 3 Further bedrooms (all en suite) | Gardens | Double garage | Home office/summer house | EPC rating B

The property

An impressive detached family home, forming part of an award-winning development by Berkeley Homes, in a semi-rural setting. The light and airy accommodation, benefiting from under-floor heating to the ground floor, features a stylish finish throughout and is equally suited to family living and entertaining; both the sitting room and kitchen/breakfast room enjoy direct access to the rear patio and garden.

The ground floor rooms are set around the welcoming reception hall and include an elegant sitting room with a feature fireplace, a study, and a spacious kitchen/dining room with adjoining utility room. The comprehensively fitted kitchen includes a breakfast bar that provides space for casual dining and creates a subtle divide to the more formal dining area. The ground floor further comprises a playroom that could be utilised as an additional reception room, and a cloakroom.

The first floor is arranged to provide a principal suite comprising a bedroom, dressing room and bathroom, and three further good-sized bedrooms, all with en suite shower rooms.

Outside

The property has well-presented gardens to the front, with an area of lawn, box hedging and flowerbeds, while to the side there is a block-paved driveway providing off-road parking, and access to the double garage.

To the rear the enclosed, lawned garden backs onto woodland that creates an attractive backdrop and a sense of privacy. A detached garden office provides useful space for those seeking to work from home, whilst a paved terrace adjoining the rear of the house, benefits from an electrically operated awning and, combined with a custom-built bbq/kitchen area, provides superb space for al fresco dining and relaxation.

Location

Stewart House is set within the highly regarded Brompton Gardens development by Berkeley homes which is a collection of exclusive homes nestled in the heart of a stunning woodland setting. It is ideally located for those wishing to travel by train with Martins Heron station close by and the stations at Ascot and Sunningdale also within easy reach, whilst road users have access to the M3 and M25 for onward journeys.

For everyday needs, bustling Ascot High Street provides an excellent selection of shops, services and restaurants whilst more extensive facilities are available at nearby Sunningdale, Windsor and Bracknell.

A wealth of leisure amenities lies close at hand with prestigious golf clubs at Wentworth, Sunningdale, Swinley Forest, Windlesham and The Berkshire; horse racing at the renowned Ascot Racecourse and at Windsor; walking, cycling and riding in the 4,800 acre Windsor Great Park.

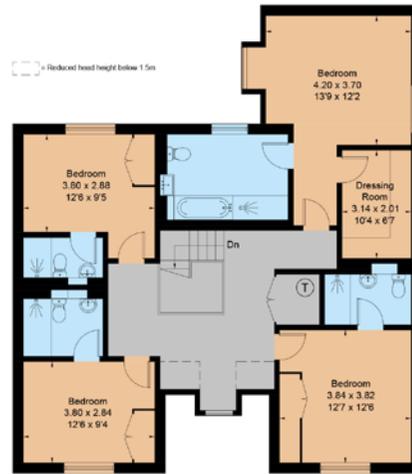




Approximate Floor Area = 233.5 sq m / 2513 sq ft
 Garage / Summer House = 64.4 sq m / 693 sq ft
 Total = 297.9 sq m / 3206 sq ft



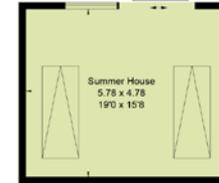
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71471

Location (cont.)

There are a number of highly-regarded schools in the area, in both the state and independent sectors, including the outstanding-rated Charters School in Sunningdale, Heathfield, St. George's, St. Mary's and LSV Schools in Ascot, Lambrook School in Winkfield Row, and Eton and Wellington colleges. For international schooling, the ACS International School and TISIS (The American International School) are within easy reach.

Directions

With Strutt & Parker's Ascot office on your right, head along the High Street and straight over at the mini-roundabout. Follow the road (passing Ascot Racecourse on your right) to the Heatherwood Hospital roundabout and take the second exit into London Road/A329. After just over a mile, turn left into Seymour Drive.

General

Local Authority: Bracknell Forest Council - 01344 352000

Services: Mains electricity, gas, water and drainage. Gas central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,825,000

Ascot

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