



Maple House
Wells Lane, Ascot, Berkshire

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Maple House

Wells Lane

Ascot

Berkshire SL5 7DY

A stunning contemporary residence with an open outlook, in an exclusive gated development of just three houses

M3 (Jct 3) 5.7 miles, Ascot station 0.9 mile (London Waterloo 57 minutes), Sunningdale 2 miles, Windsor 6.7 miles, Heathrow Airport (T5) 11 miles, Central London 28 miles

Reception hall | Sitting room | Study | Family/dining room | Kitchen/breakfast room | Utility room | Cloakroom | Principal bedroom with en suite shower room and balcony | 3 Further bedrooms (2 en suite and 1 with balcony) Family bathroom | Gym | Integral garage | Bin store | Landscaped split-level garden | EPC: B

The property

With state-of-the-art architecture, Maple House offers almost 3 000 sq. ft of exquisitely-designed accommodation arranged over three floors. Light-filled rooms with stylish presentation provide an effortless living environment ideally-suited to modern lifestyles, with the spacious reception hall giving access into an elegant sitting room which is centred around a feature fireplace. Offering a convivial heart to the home, the interconnected kitchen/breakfast and family/dining rooms to the rear aspect features bi-folding doors that provide a link to the garden terrace, seamlessly extending the inside to the outside setting. Fitted with sleek cabinetry and stone work surfaces, the kitchen features high quality, integrated appliances, with a breakfast bar forming a subtle divide within this sociable space. With flexible-use options, an additional reception room on the ground floor currently presents as a study, whilst a further lower ground level room provides a home gym.

A stunningly-crafted wooden stairway features glazed balustrades and open-effect risers ensuring the light and airy ambience continues on the journey between the three levels. The rooms on the first floor maintain the contemporary appearance and provide a luxurious family bathroom and four bedrooms, three with stylishly-appointed en suite facilities. The principal bedroom and bedroom 2 both enjoy direct access to their own balconies; all bedrooms are fitted with wardrobe cupboards.

Outside

A striking external stairway at the front of the home sets the precedence for the 21st century design and features to be encountered at Maple House, including the addition of a 'living roof.' The steps rise via a circular staging point to an area of paving at the house entrance which extends to an elevated walkway with steel and glass balustrade. A paved patio wraps around the back of the home offering opportunities for outdoor dining and sitting, with the remainder of the rear garden landscaped to create terracing which accommodates the incline to the plot. The composition of the retaining walls and steps is modernistic in keeping with the design of the home, with a contemporary water feature and an attractive selection of grasses and architectural planting completing the picture.

Location

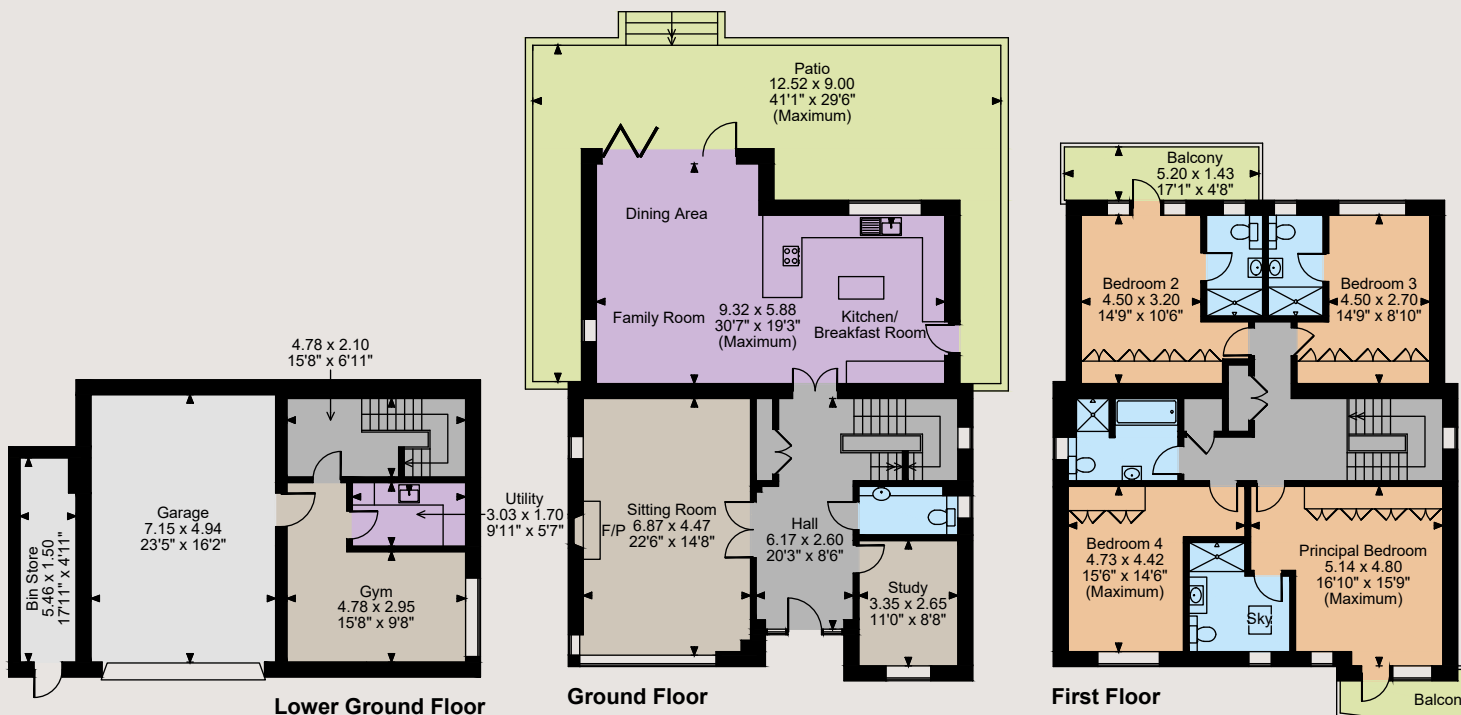
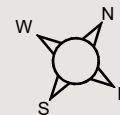
The property is conveniently situated between the village of Sunninghill and the town of Ascot, with its bustling High Street. An extensive range of shopping and leisure facilities are available in the towns of Windsor, Bracknell, Camberley and Guildford.

There are prestigious golf clubs in the area including Wentworth, Sunningdale, The Berkshire and Swinley Forest, and horse racing may be enjoyed at Ascot Racecourse and at Windsor. The picturesque Virginia Water Lake, Windsor Great Park, and Chobham Common provide opportunities for walking and cycling.





Floorplans
 House internal area 2,826 sq ft (263 sq m)
 Garage internal area 380 sq ft (35 sq m)
 Bin Store internal area 88 sq ft (8 sq m)
 Balcony external area = 129 sq ft (12 sq m)
 Total internal area 3,294 sq ft (306 sq m)
 For identification purposes only.



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

Road connections are excellent with access to both the M3 (J3) and the M25 (J13) and for commuters, rail services to London (Waterloo) are available from Ascot as well as Sunningdale.

Well-regarded schooling in the vicinity includes St. Mary's School, Coworth Park, Heathfield, Papplewick, St George's School, Eton College and Royal Holloway.

Directions

With Strutt & Parker's Ascot office on your left, continue along the High Street to the mini-roundabout and take the 2nd exit onto London Road. Take the 1st turning on the right into St. George's Lane and follow the road, around a sharp left hand bend into Wells Lane: the property will be found on the left hand side.

what3words: ///combining.shades.slap

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel 01628 683800

Services: Mains electricity, gas, water & drainage. Underfloor heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,695,000

Ascot

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