



The Coach House
Wells Lane, Ascot, Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Coach House

Wells Lane

Ascot

Berkshire SL5 7DY

Believed to date back to the late 19th century, a substantial family home with a self-contained annexe

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 | Drawing room | Snug | Family/dining room | Kitchen/breakfast room | Utility room | Cloakroom | Principal bedroom with walk-in wardrobe and en suite shower room | 2 Further bedrooms (1 en suite) | Family bathroom | Extensive loft storage space | Detached garage with store room | Annexe above garage | Car charging point | Landscaped walled garden | EPC rating D

The property

A handsome family house that has been thoughtfully and sympathetically refurbished and improved by the present owners. The many features of the property include underfloor heating in selected rooms, replumbing, rewiring, new oak flooring, doors and staircase, a wood burner in the drawing room, and a new central heating system.

The light and airy reception hall creates a welcoming impression upon entering the house and affords access to the impressive capacious kitchen/dining/room with a feature roof lantern which, combined with the snug and adjoining drawing room, provides superb entertaining, dining and relaxation space; both the family/dining area and the drawing room enjoy direct access to the rear garden via French doors. The ground floor further comprises a study that is ideal for those seeking to work from home, a utility room and a cloakroom.

The first floor is arranged to provide a principal bedroom with a walk-in wardrobe and an en suite shower room, two further double bedrooms, one with an en suite shower room, and a family bathroom.

It is worth noting that there is extensive loft storage space, accessed via an electric loft ladder, that has the potential for conversion to provide additional bedrooms and a bathroom, subject to the necessary planning permission.

Outside

The Coach House is approached via a shared driveway with movement sensor lights and is set behind electrically operated gates that open onto a driveway that provides parking for several vehicles. Additional parking is available within the detached double garage, above which is a self-contained annexe/studio/office with a kitchenette and shower room.

The delightful lawned garden is enclosed by historic brick walls, originally forming part of a wide walled garden. The lawn is edged with well-stocked herbaceous borders, with mature shrubs and trees providing year-round visual interest, and a patio area provides excellent space for al-fresco dining and relaxation. There is also a useful garden shed and electric car charging point.

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.

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 station.

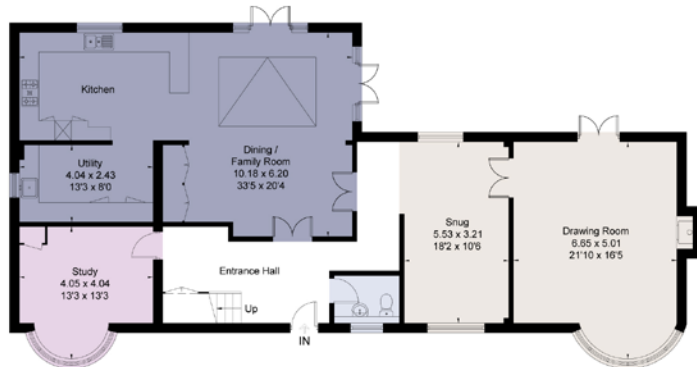




Main House = 266.2 sq m / 2865 sq ft
 Loft Space = 113.1 sq m / 1217 sq ft
 Annexe = 51.4 sq m / 553 sq ft
 Garage = 44.0 sq m / 474 sq ft
 Total = 474.7 sq m / 5109 sq ft



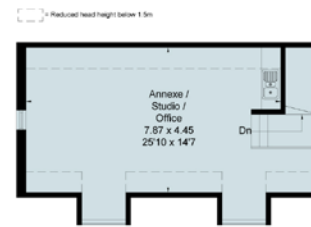
Second Floor



Ground Floor



Annexe -Ground Floor
 (Not Shown In Actual Location / Orientation)



Annexe -First Floor
 (Not Shown In Actual Location / Orientation)



First Floor



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 #76685

Location (cont.)

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

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 left hand bend into Wells Lane: the entrance to the property will be found on the left hand side.

what3words: ///normal.dizzy.drum

General

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

Services: Mains electricity, gas, water and drainage. Under-floor heating to some rooms.

Council Tax: Band H **Tenure:** Freehold

Guide Price: £1,850,000

Ascot

37 High Street, Ascot, Berkshire SL5 7HG

01344 636960

ascot@struttandparker.com
 struttandparker.com



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