



Burleigh Lane, Ascot, Berkshire

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Beautifully presented and close to Ascot racecourse

Accommodation and amenities

Reception hall ♦ Cloakroom ♦ Drawing room opening to conservatory ♦ Family/TV room ♦ Dining room opening to kitchen/breakfast room ♦ Utility room ♦ Study ♦ Master bedroom with en suite dressing room and bathroom ♦ In all 6 bedrooms and 5 bathrooms ♦ Second floor attic/studio
Attached double garage ♦ Landscaped gardens
In all approximately 0.087 hectares (0.215 acre)



Description

Without doubt this is one of the most beautifully presented detached family homes in the Ascot area. Constructed in 2007 by Croft Homes the current owners have further enhanced this property with the addition of a wonderful conservatory/garden room opening from the drawing room and leading out onto a very impressive terrace to the rear, which along with the rest of the garden has been professionally landscaped to create a superb alfresco dining and entertaining area. The first floor benefits from 5 bedrooms with 3 en suites and a family bathroom and the second floor has very adaptable usage with a further 6th bedroom or leisure room, shower room and attic/studio.

Situation

The property is located just to the west of Ascot racecourse, about 1 mile from the High Street, which offers a good selection of shopping facilities, restaurants, pubs and coffee shops, and about 1.5 miles from Ascot railway station which offers regular services to Waterloo. The M3 (J3) is about 5 miles to the south and the M4 about 8 miles to the north, both offering good vehicular access to the West Country and Central London and connecting via the M25 to Heathrow is about 18 miles away.



Recreational facilities in the area are very well catered for and include golf, tennis and health clubs, leisure centres, cinema complexes and beautiful country walks in Windsor Great Park. State and private schools include Papplewick, St Mary's, St George's, Licensed Victuallers, Windsor Boys, Eton and the property falls within Charters school catchment.

Services

We are advised by our client that gas, electricity, water and drainage are all mains supplied.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale but certain items may be available by separate negotiation.

Terms

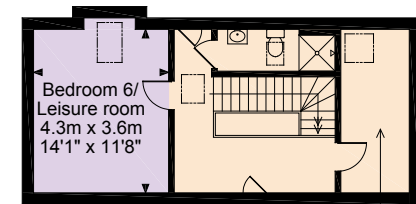
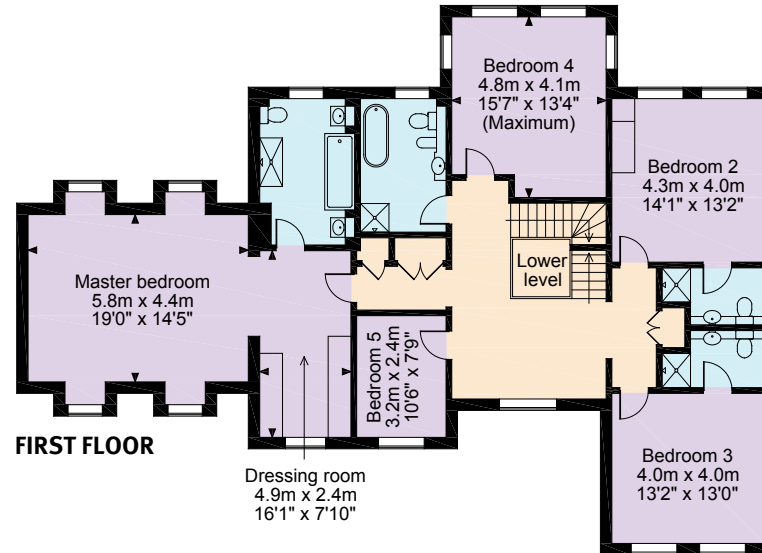
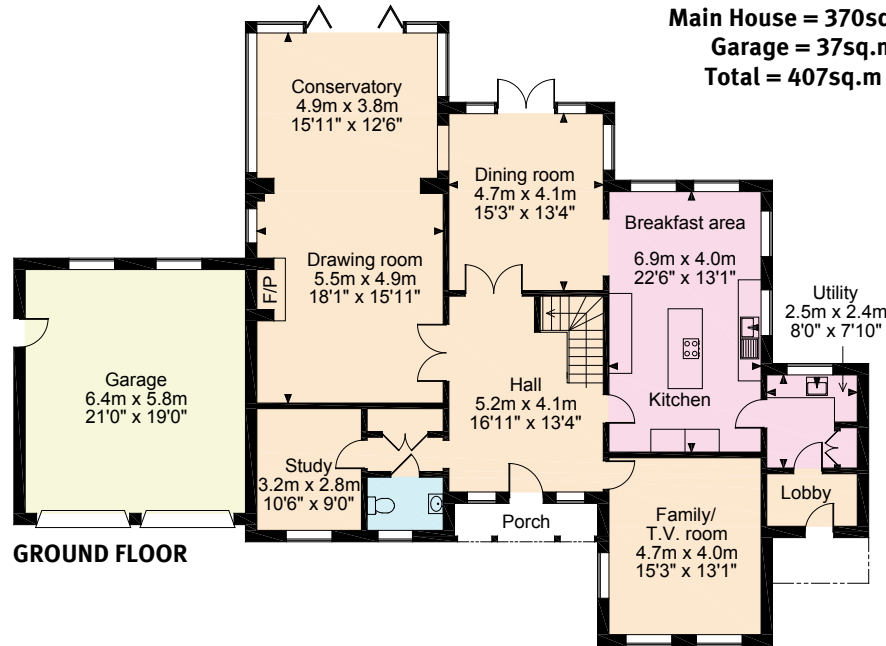
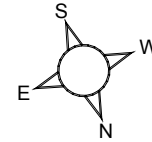
Tenure: For sale freehold.

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

Viewing

Viewing is strictly by prior appointment with the agents.

Burleigh Lane, Ascot
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 370sq.m (3,979sq.ft)
Garage = 37sq.m (399sq.ft)
Total = 407sq.m (4,378sq.ft)



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These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



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Important notice

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Energy Efficiency Rating			
Current	Potential	Current	Potential
A	A	72	73
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		

Environmental Impact (CO ₂) Rating			
Current	Potential	Current	Potential
A	A	67	68
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		