



La Hacienda,

Watersplash Lane, Ascot, SL5 7QP

BARTON · WYATT

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A detached home in a fabulous village location, set back in a generous plot within a short distance of Windsor Great Park.

- ◆ Superb village location
- ◆ Detached three-bedroom home
- ◆ Excellent potential to extend (STPP)
- ◆ Modern kitchen and fittings
- ◆ Dual aspect reception room
- ◆ Three bedrooms and family bathroom
- ◆ Spacious driveway with double garage
- ◆ South facing garden
- ◆ Quiet location
- ◆ Excellent for local schools and walks out

Situation

Conveniently located in the desirable village of Cheapside approximately one mile from Ascot High Street and the world-famous Ascot Racecourse. Ascot High Street has an excellent array of shops for day-to-day needs, restaurants, and a mainline railway station with a fast service of trains to London Waterloo in 51 minutes. For the weekly household shop there is an excellent Waitrose in Sunningdale and for more extensive shopping facilities, the towns of Windsor, Guildford and Kingston are all close at hand. Junction 13 of the M25 is just five miles away giving access to London Heathrow and the motorway network. Country clubs and golf courses abound the area including Wentworth, Foxhills, Queenwood, Sunningdale and the Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake close by which leads up to the Polo at Smiths Lawn adjacent to Savill Gardens and Windsor Great Park beyond for riding. The area is also well catered for by a wide choice of private prep schools as well as two international schools, ACS in Egham and TASIS in Thorpe and the well-regarded state-run school Charters in Sunningdale.

Fixtures and Fittings

Carpets included, curtains and light fittings available by separate negotiation.

Services

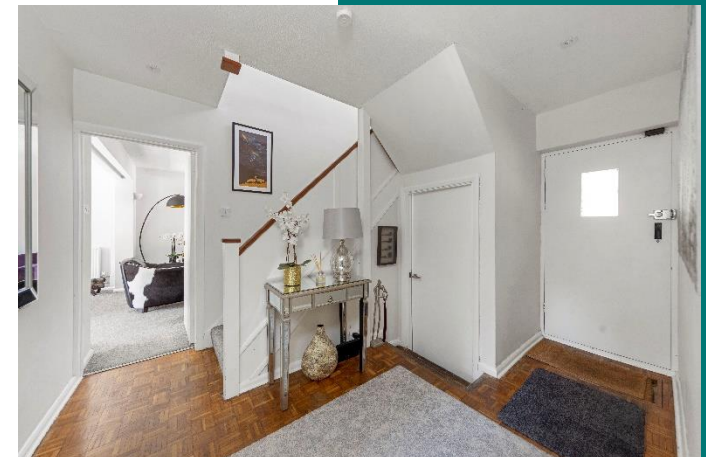
The property has mains gas, electricity, water, and mains drainage.

Local Authority

Royal Borough of Windsor & Maidenhead –
01628 683800

Energy Rating

C75







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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