



# Burleigh Road

Ascot







VIDEO VIEWING AVAILABLE - A gated six double bedroom, six bathroom detached house at the end of a private lane with a double garage and no onward chain.







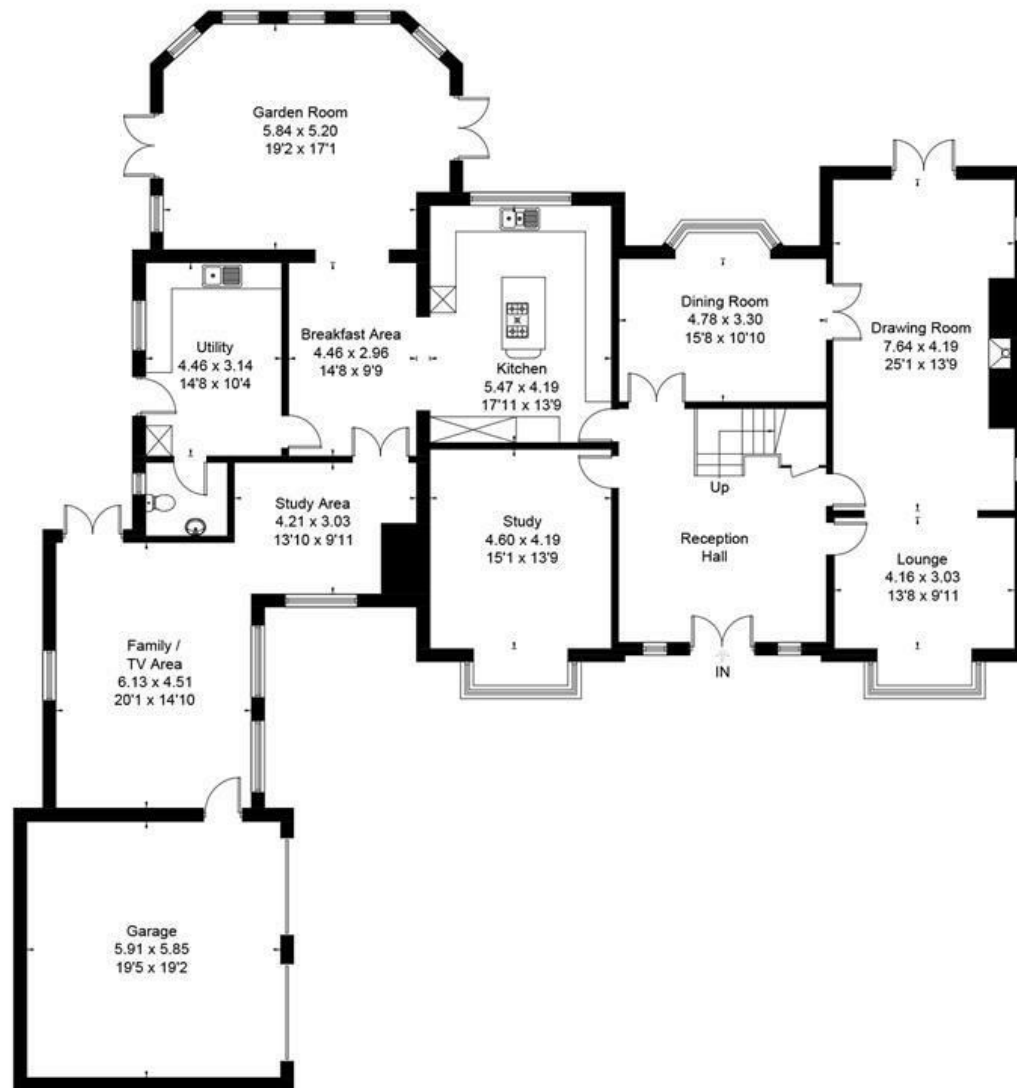








Approximate Area = 477.2 sq m / 5136 sq ft  
(Including Garage / Excluding Void)



Ground Floor



First Floor



As you approach the property from the private lane you are greeted with a gated entrance opening onto a driveway for multiple cars and access to the double garage.

Upon entering the property are you welcomed by a large entrance atrium. The rooms downstairs consist of a main lounge area where you are treated with a log burner and double doors onto the garden. The downstairs also has two further reception rooms and a spacious study space connecting the property to the garage. The kitchen area has a connecting breakfast room, utility room, downstairs cloakroom and access to the generous dining area which has views over the rear garden.

The first floor comprises five double bedrooms, four of which are en suite with each having been modernised by the current owners. This floor also has a separate family bathroom and large open landing area.

The second floor hosts the sixth bedroom with en suite shower room.

To the rear of the property you have a south-east facing garden.

The property is located down a private lane off Burleigh Road, by Ascot Racecourse. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse other local places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating C.





- Six Bedrooms • Five Receptions • Six Modern Bathrooms • Study • Double Garage • Gated Driveway • South East Facing Garden • No Onward Chain



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