



WOODLANDS CLOSE
SOUTH ASCOT, SL5 9HU

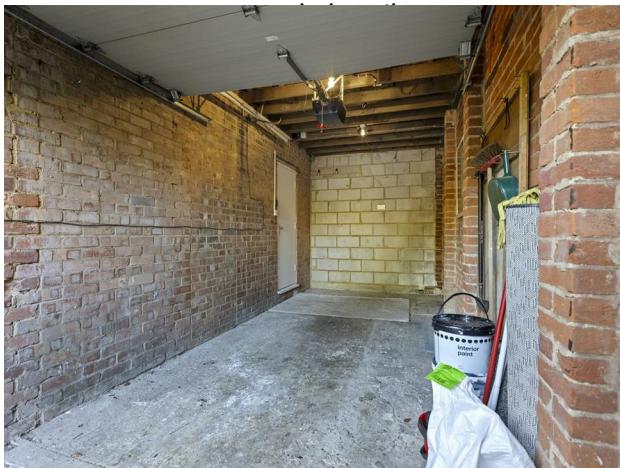
GUIDE PRICE £1,350,000
FREEHOLD

HP.

H PRESTIGE ESTATES

WOODLANDS CLOSE

- No onward chain • South west facing rear aspect • 1.2 Miles to Ascot train station • First time to the market in 30 years • Cul de sac location • Fantastic scope for extension (stnc) • Approx 0.5 Acre Plot • Wonderful



First time to the market in over 30 years with no onward chain

Nestled in the serene and sought-after Woodlands Close, this splendid four-bedroom detached family home offers an exceptional living experience in one of South Ascot's most prestigious locations.

Spanning an impressive 2,650 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. Set within a plot just under half an acre enjoying a South West aspect from the rear of the home.

The well-appointed kitchen and spacious living spaces are perfect for family gatherings, while the generous bedrooms ensure comfort and privacy for all family members. With two bathrooms, morning routines will be a breeze.

The property also features convenient driveway parking and a garage with an electric door with access internally into the kitchen.

Set within a tranquil cul-de-sac, this home is just 1.2 miles from Ascot station, offering excellent train links to London Waterloo and Reading, making it ideal for commuters. For those who enjoy the outdoors, Buttersteep Rise, part of the Crown Estate, is easily accessible for morning strolls or weekend adventures.

Families will appreciate the proximity to a number of well-regarded schools, both in the state and private sectors. This delightful property combines the charm of a wooded setting with the convenience of modern living, making it a perfect choice for those seeking a family home in a prestigious area. Don't miss the opportunity to make this exceptional residence your own.

NB: Whilst we try our best to ensure accuracy of our sales particulars these do not constitute RICS measurement/specification, we may use virtual staging to show the properties potential when empty.

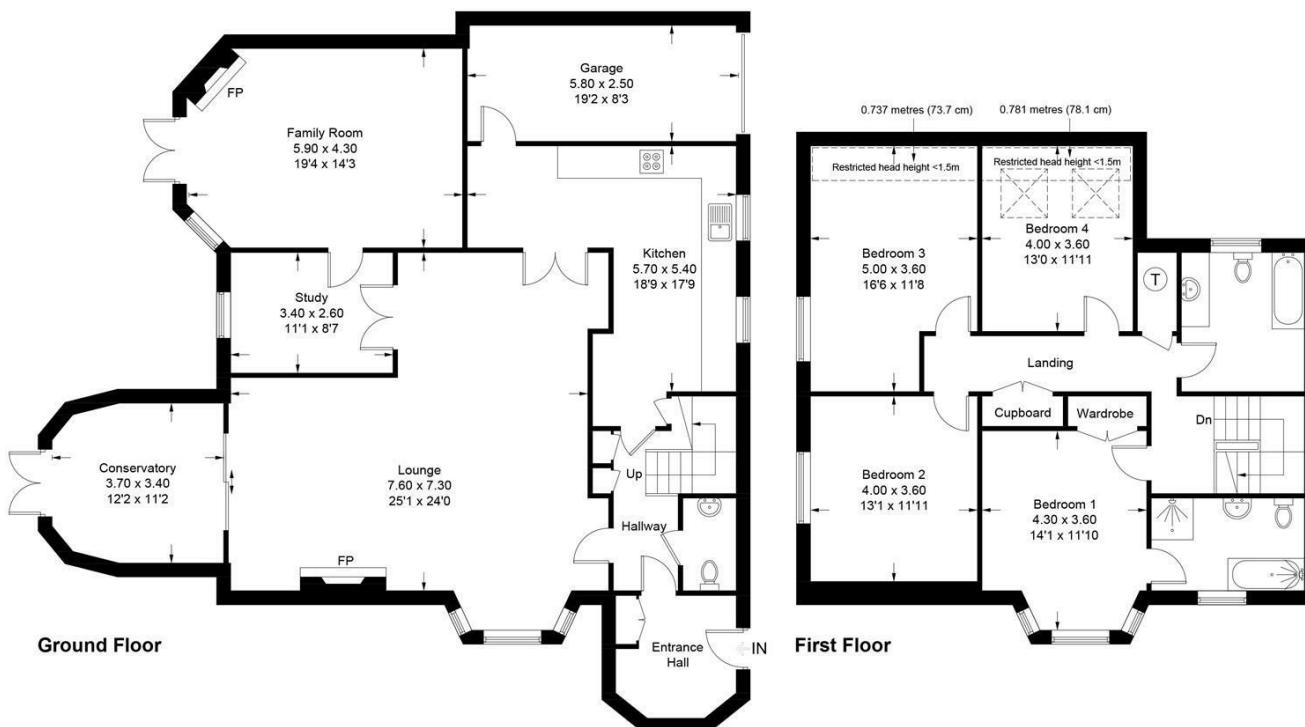


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Woodlands Close, South Ascot, SL5

Approximate Gross Internal Area = 246.2 sq m / 2650 sq ft
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	74
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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