



## 5 WOODLANDS CLOSE

ASCOT, SL5 9HU

**£1,350,000**  
FREEHOLD

Presented to the market for 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.

**HP**  
H PRESTIGE ESTATES

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- 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 scenic location



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### ADDITIONAL INFORMATION

**Local Authority** – RBWM

**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 2650.00 sq ft

**Tenure** – Freehold



# Woodlands Close, South Ascot, SL5

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

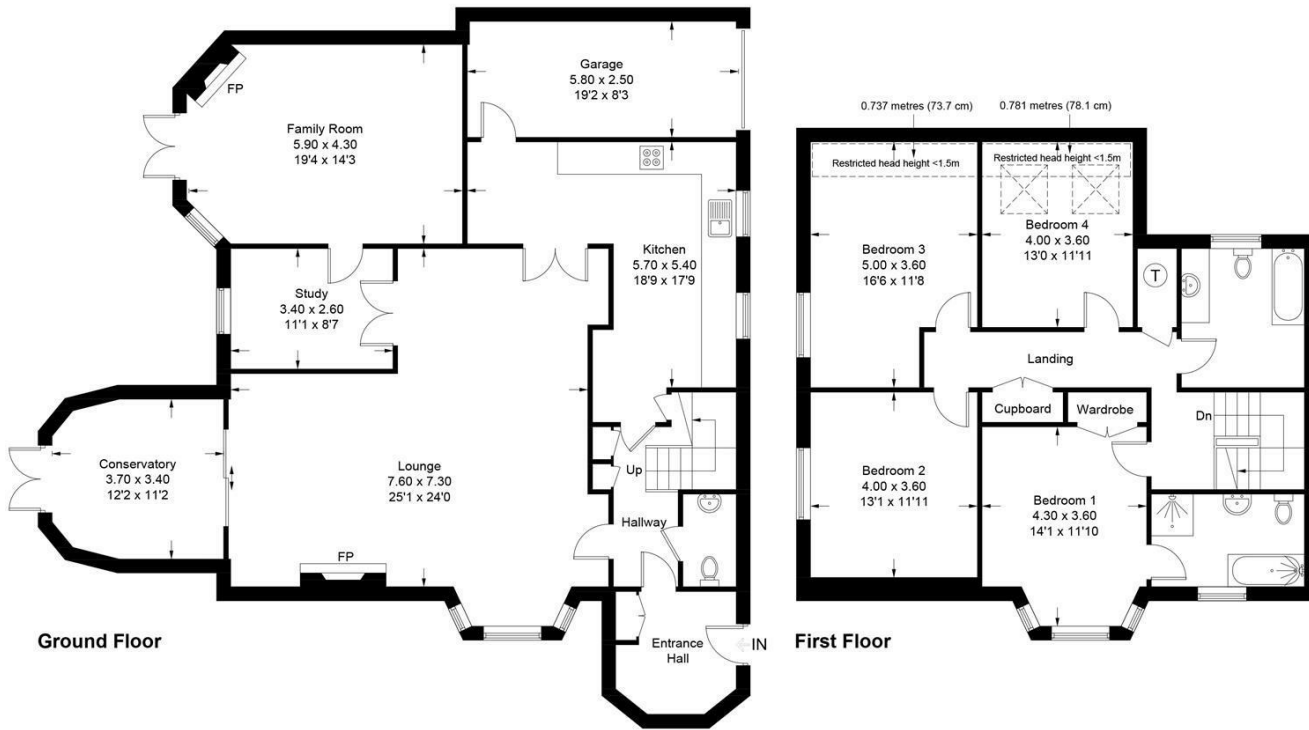


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249055)



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