



Burleigh Road  
Ascot  
SL5









Thetford is set behind secure electric gates in this small development of just four houses in this private location in Ascot.

The bright and welcoming reception hall gives access to all of the principal rooms, including the dining room and superb drawing room with double doors leading onto the gardens.

The kitchen/breakfast is well fitted with a wide range of wall and based mounted units and leads into the breakfast room, enjoying access and views over the garden. There is also a study, utility room, family room and cloakroom.

On the first floor, the principal bedroom suite has a dressing room, bathroom with bathtub and walk-in shower. There are two guest bedroom suites, a further bedroom and a family bathroom.

Externally the property is approached from the road via a pair of electronic gates to the communal driveway. There is a further pair of gates to the driveway ample guest parking and a detached garage.



*ACS Egham 6.1 miles TASIS 8.5 miles Ascot station 1.8 miles  
Central London 30.8 miles Heathrow Airport 13 miles Gatwick  
Airport 44 miles (All distances are approximate)*









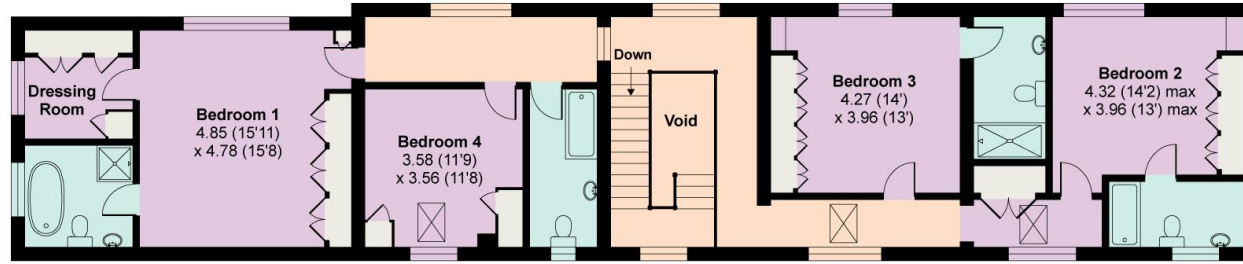




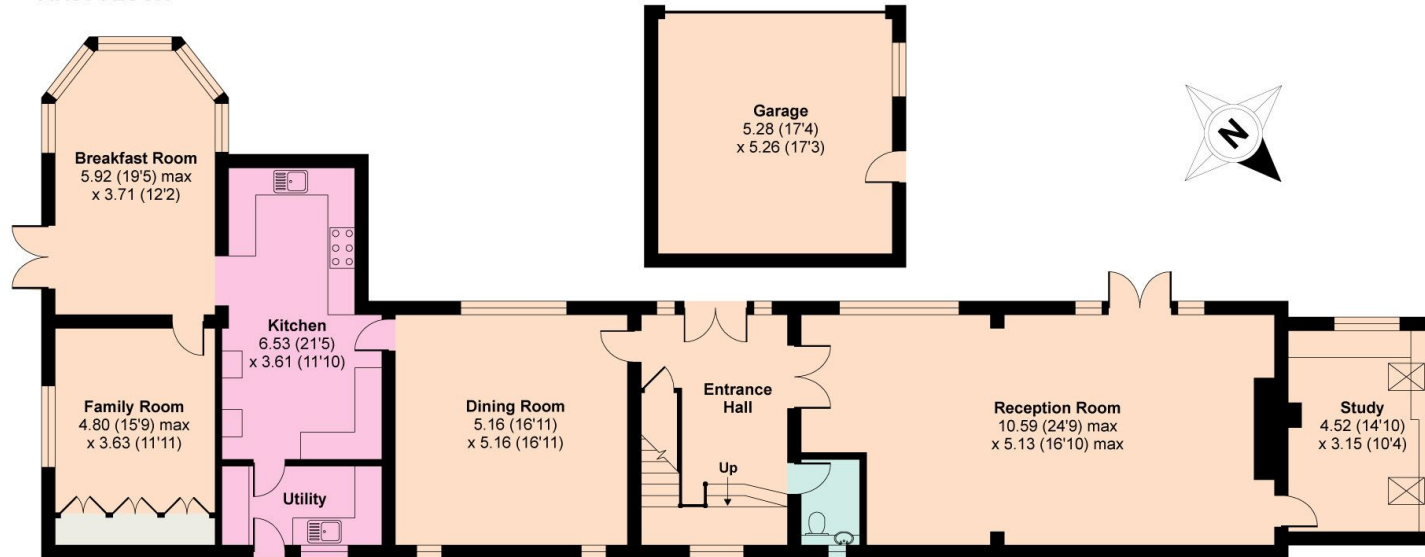








FIRST FLOOR



GROUND FLOOR

**Approximate Gross Internal Floor Area**  
**347 sq m/3,741 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Knight Frank  
 Ascot & Virginia Water

**I would be delighted to tell you more.**

**Zara Wright**  
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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 2021. Photographs and videos dated 2016.

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