



London Road, Ascot, Berkshire, **SL5**



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A 6-bedroom gated Victorian home enjoys an elevated position with a Southerly facing garden set within walking distance of Ascot High Street and the station.

Six bedrooms, three bathrooms. Spacious drawing room opening to the dining room. Sitting room. Study. Impressive kitchen/breakfast room. Cloakroom.

Principle bedroom with large en suite bathroom, three further first floor double bedrooms and shower room. 2 top floor double bedrooms, games room and bathroom.

The rear terrace is a real feature of the home. Ample driveway parking. In total, 5,511 sq ft of accommodation.

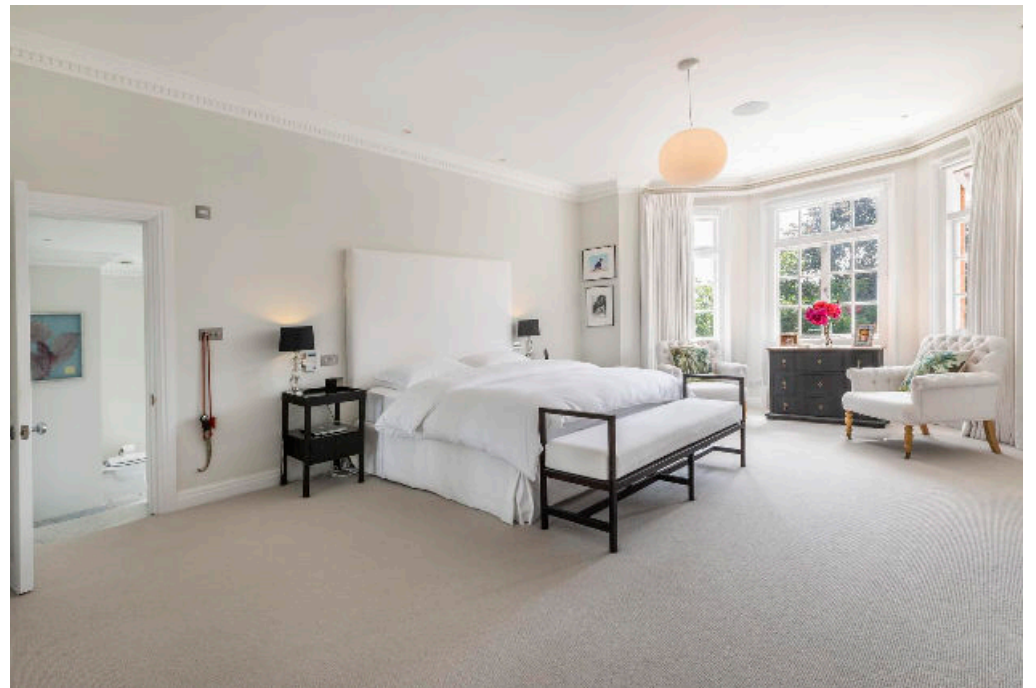
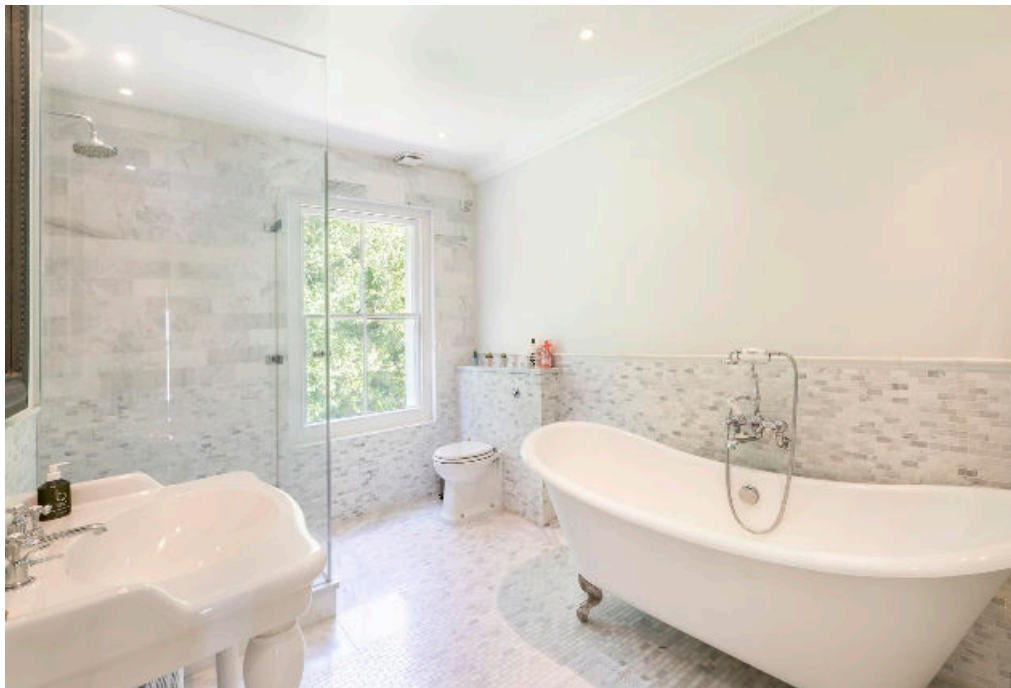














Ascot has an excellent transport network with close proximity to the M25, M4 and M3 motorways. Regular train service from Ascot to London Waterloo 55 mins or Ascot to Reading is 27 mins.

Education facilities in the area are exceptional and include Eton College, Papplewick and Charters,. There are also two highly regarded international schools, ACS and TASIS.

Sporting facilities include golf at Sunningdale, Berkshire and Wentworth, Smith's Lawn polo, and Ascot and Windsor horseracing.

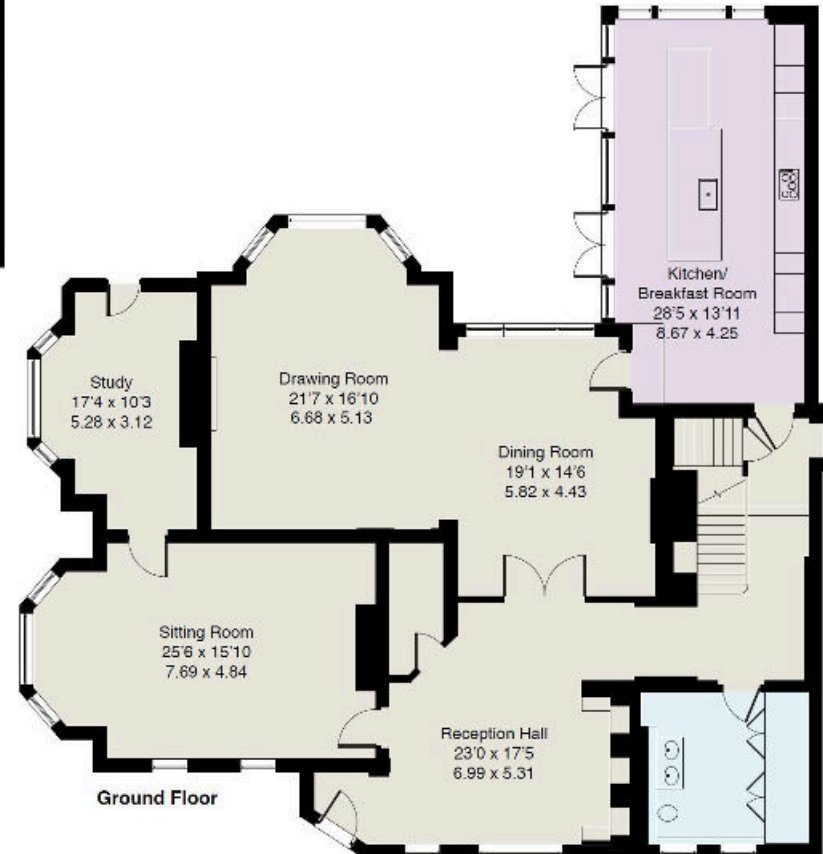
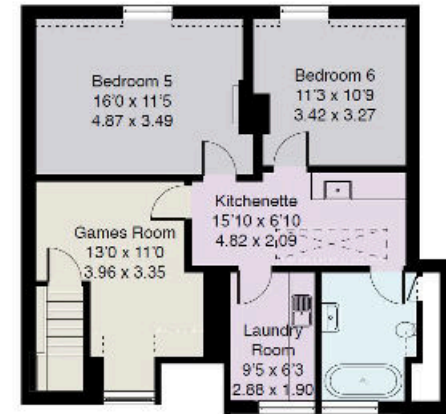
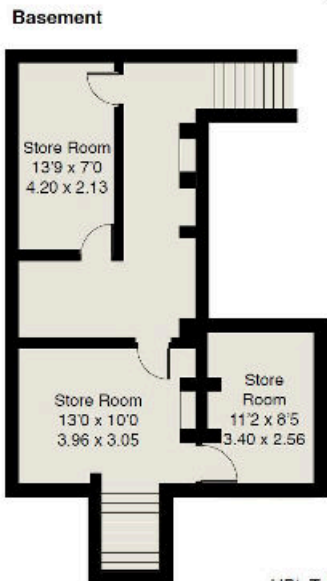
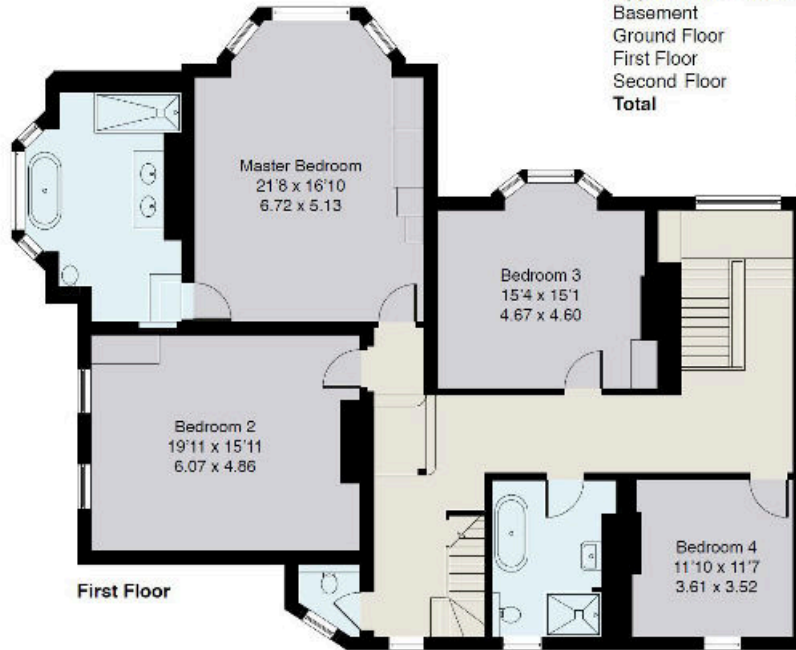
Sunningdale village is close catering for day-to-day shopping requirements with lovely locally owned shops, well-known supermarket and restaurants.



Queens Beeches House, London Road, Ascot

Approximate Gross Internal Floor Area :

Basement	51 sq m / 549 sq ft
Ground Floor	224 sq m / 2411 sq ft
First Floor	174 sq m / 1873 sq ft
Second Floor	63 sq m / 678 sq ft
Total	512 sq m / 5511 sq ft



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Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.



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