

# BARTON · WYATT

• WOODLANDS RIDE • ASCOT • BERKSHIRE •





• Woodlands Ride • Ascot • Berkshire • SL5 9HP

*A well-presented, four-bedroom property located on one of Ascot's premier roads and set within generous grounds.*

- ◇ Four-bedroom detached property
- ◇ Three reception rooms
- ◇ Modern integrated kitchen
- ◇ Double garage and generous driveway parking
- ◇ Premier Ascot location
- ◇ Backing on to the beautiful Swinley Forest
- ◇ South facing rear garden with mature borders
- ◇ Study
- ◇ Good privacy
- ◇ Offered with no onward chain



**Situation**

Situated in a quiet location in South Ascot, close to local amenities. Ascot and Sunningdale are within easy reach, both of which offer a range of local shops catering for day-to-day needs, whilst the towns of Windsor, Camberley, Guildford and Reading provide more extensive facilities.

The area is renowned for its excellent schools, including Wellington College, Eton College, Lambrook, Sunningdale School, Papplewick, Heathfield School, St. Georges and St. Mary's Ascot. For international schooling, TASIS (The American School) and ACS (American Community School) are both situated in the area.

**Local Amenities**

Leisure and sporting facilities in the region are abundant with several prestigious golf clubs, including Wentworth, Sunningdale, Millride, The Berkshire and Swinley Forest, and polo available at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club. The leafy local countryside, Swinley Forest and Virginia Water Lake provide good walking territory and horse riding is available on Chobham Common and in Windsor Great Park. The region boasts some of the finest restaurants with Coworth Park in Ascot, as well as the Waterside Inn and Heston Blumenthal's restaurants in Bray.

Excellent spa facilities are available at The Berystede Hotel & Spa, Pennyhill Park, Coworth Park, Wentworth and Foxhills. Attractions for all the family include Windsor Castle, Legoland, Thorpe Park, Virginia Water Lake and Savill Gardens.



**Fixtures and Fittings:**

Carpets, curtains and light fittings to be included

**Services:**

The property has mains gas, electricity, water, and drainage.

**Local Authority:**

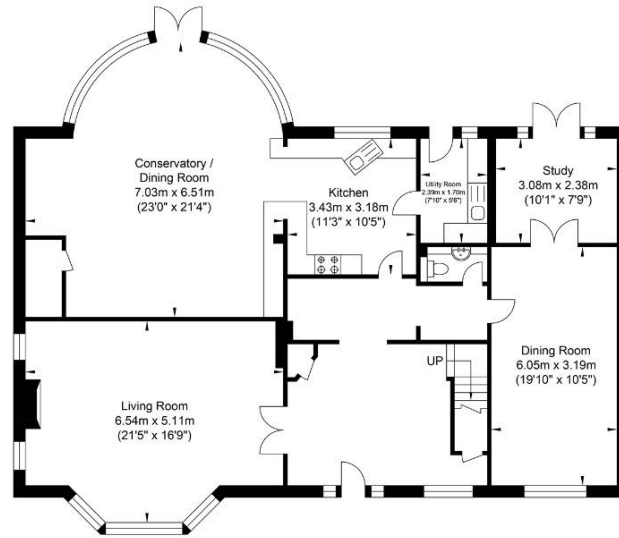
Windsor & Maidenhead  
<http://www.rbwm.gov.uk>

**Council Tax Band:**  
 Band G

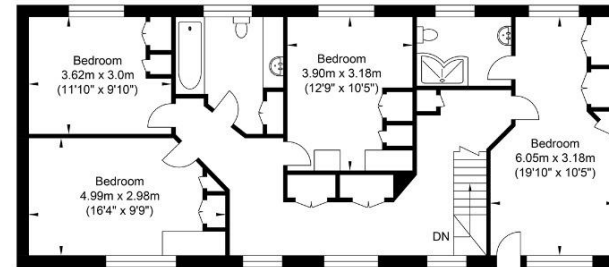
**Tenure**  
 Freehold

**Energy Rating:**  
 D64

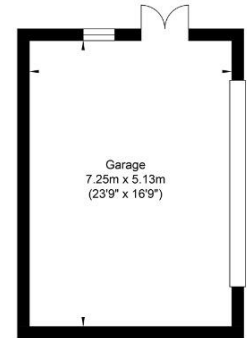
# Woodlands Ride



Ground Floor  
 Approximate Floor Area  
 1560.98 sq ft  
 (145.02 sq m)



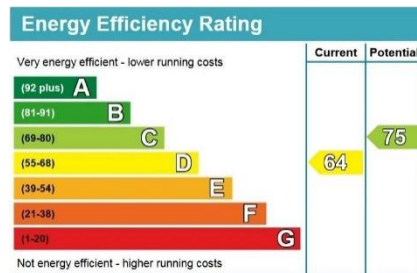
First Floor  
 Approximate Floor Area  
 969.29 sq ft  
 (90.05 sq m)



Garage  
 Approximate Floor Area  
 400.30 sq ft  
 (37.19 sq m)



Approximate Gross Internal Area = 272.26 sq m / 2930.58 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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