



# Haining Chace

Brockenhurst Road | | Ascot | SL5 9HB

Offers In Excess Of £1,500,000

Freehold

*Waterford's* W  
Residential Sales & Lettings

# Haining Chace

Brockenhurst Road |

Ascot | SL5 9HB

Offers In Excess Of £1,500,000

Set on a private driveway is this substantial five bedroom detached family home with substantial self contained annex and now requiring some modernisation.

- Detached house with substantial self contained annex and double integral garage.
- Kitchen Breakfast room ,Utility room.
- Windsor & Maidenhead council tax band G.
- Entrance Hall, Lounge, Dining room, Study.
- Family bathroom, Two en suite bathrooms, Two Cloakroom WC.

## DESCRIPTION

Set on a private driveway is this substantial five bedroom detached family home requiring some modernisation.



Five bedroom  
home with  
substantial  
attached annex



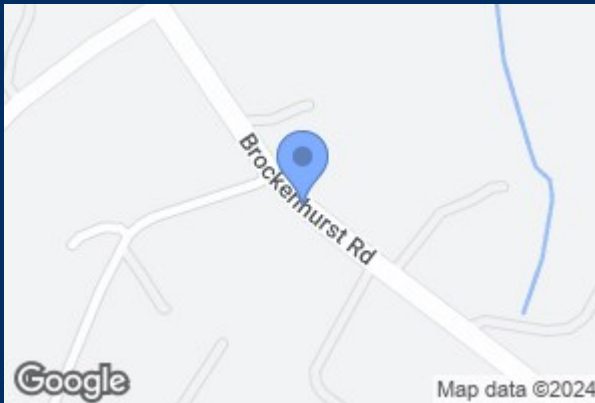
For sale for the first time since construction this bright and spacious family home further features a substantial attached self-contained annex, three reception rooms, a large kitchen / breakfast room, separate utility room, three bathrooms and two cloakroom WC.

A generous size plot comprising of a private fully enclosed rear garden being mainly laid to lawn and fully enclosed by rhododendron bushes and mature trees. Patio area. two sheds. Tap. Side access to front garden with driveway offering parking for several cars and leading to its double integral garage with up and over doors , light and power and personal door to inside house.

The front garden offers a degree of privacy provided by mature trees and bushes and with panel fencing. The property benefits from a private gated access onto Brockenhurst Rd and further parking for a caravan, boat etc...

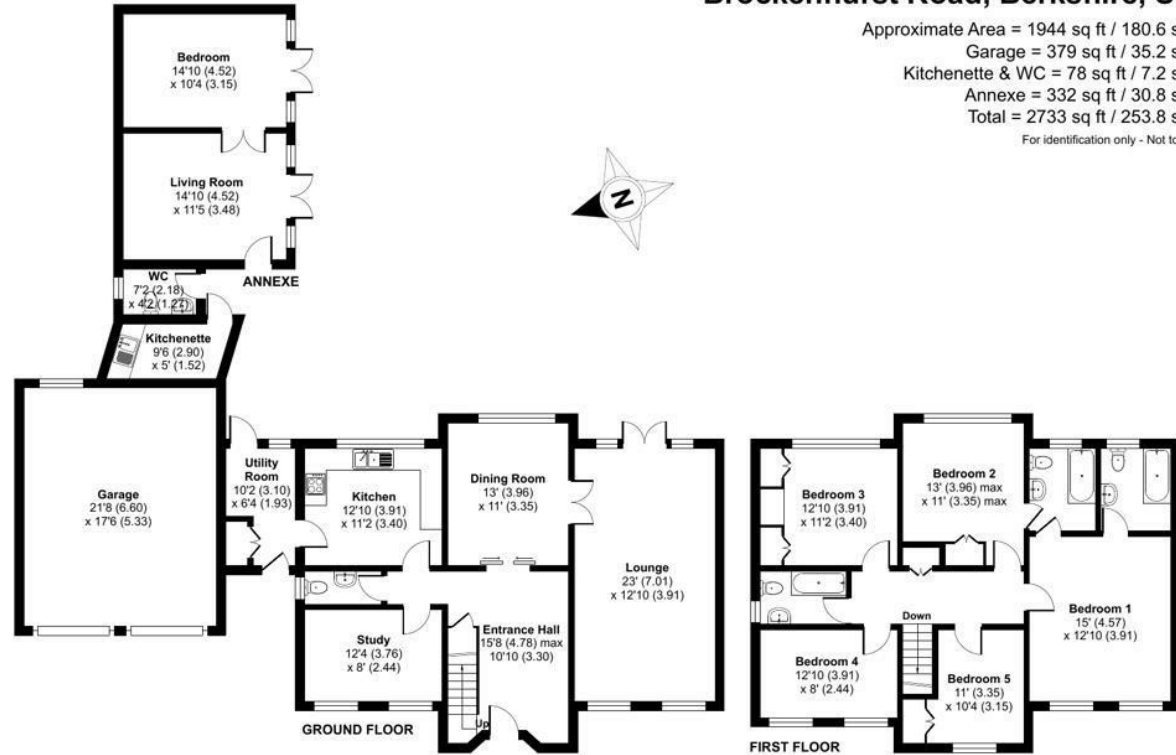
From our Chobham office proceed out of the village on the Bagshot Road to the roundabout beside Gordon's school. Turn right onto the Lightwater by pass and follow to the M3 motorway junction. Cross the M3 and turn off onto the London Rd in the direction of Sunningdale. Proceed until the Sunninghill Rd is found on your left hand side. Follow this to the roundabout and turn right onto Brockenhurst Rd. Haining Chace will be found on your right hand side.

Local shops, Charters school and Ascot railway station are within easy walking distance of the property and within 1 mile distance.



## Brockenhurst Road, Berkshire, SL5

Approximate Area = 1944 sq ft / 180.6 sq m  
 Garage = 379 sq ft / 35.2 sq m  
 Kitchenette & WC = 78 sq ft / 7.2 sq m  
 Annexe = 332 sq ft / 30.8 sq m  
 Total = 2733 sq ft / 253.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1106687



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) A			82
(91-111) B			
(69-90) C			
(55-68) D			
(39-54) E		51	
(13-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	

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