



Sunninghill Road | | Ascot | SL5 7RP

Asking Price £800,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Sunninghill Road |  
Ascot | SL5 7RP  
Asking Price £800,000

Nestled at the bottom of a private lane, this characterful semi-detached cottage boasts a large garden plot perfect for extensive development or the potential development of an additional detached property of a similar size (three bedrooms), subject to planning permission. Opposite Windsor Great Park and within easy walking distance to Ascot Racecourse and the renowned Thatched Tavern restaurant pub, this property offers a unique blend of tranquility and convenience. This delightful property offers endless possibilities for customization and growth. Don't miss out on this unique opportunity to create your dream home or invest in a promising development project in a highly sought-after location.

- Characterful Semi-Detached Cottage: Classic design with charming features
- Expansion Potential: Option to enlarge the existing property (subject to planning permission).
- Inviting Lounge: Cozy and perfect for relaxation
- Timber-Constructed Home Office: Perfect for remote work or a creative studio
- Quiet Location: Situated on a no-through road, ensuring peace and privacy
- Development Opportunity: Large garden plot suitable for extensive development or the potential building of an additional detached three-bedroom property (subject to planning permission)
- Three Comfortable Bedrooms: Ample space for family living
- Modern Full-Width Kitchen/Dining Room: Ideal for family meals and entertaining
- Generous Parking Space: Plenty of room for multiple vehicles
- Council Tax Band D: Under Bracknell Forest Council





Discover this charming semi-detached cottage, perfectly positioned at the end of a peaceful no-through road on a private lane. This delightful home features three bedrooms, a spacious lounge, a full-width kitchen/diner, and a timber-built home office, offering a harmonious blend of classic charm and modern amenities. The property is set within a generous garden, providing ample space for outdoor activities and relaxation. Subject to the usual permissions, there is significant potential for enlarging the existing home or constructing a separate detached dwelling of a similar size (three bedrooms), making it an ideal choice for those looking to expand or invest in development opportunities.

**Outside:**

At the front of the property, you'll find a parking area accommodating three to four vehicles, as well as a detached garage. The expansive garden space to the side and rear offers plenty of room for various outdoor activities and future enhancements.

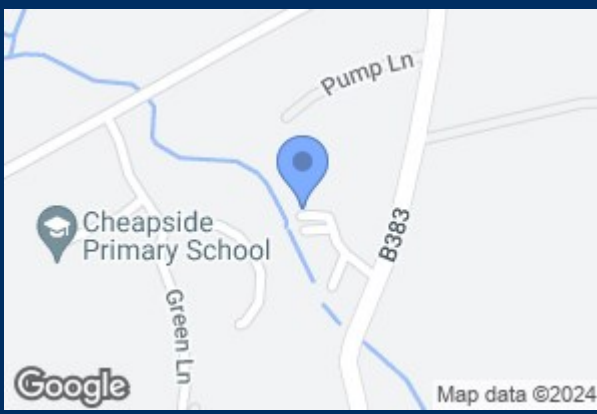
**Prime Location:**

Situated opposite Windsor Great Park, this home offers easy walking access to both Windsor Great Park and Ascot Racecourse. Additionally, the renowned Thatched Tavern restaurant pub is within close proximity, providing excellent dining options.

**Directions:**

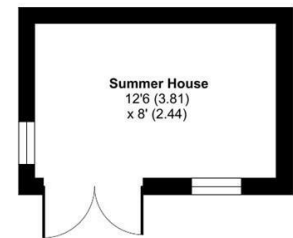
From our offices in Chobham, proceed to Sunningdale. At the junction with London Road, turn left and then take the first right onto Broomhall Lane. Shortly after passing the recreation ground, turn right into Station Road and follow it to the junction with London Road. Turn right and then immediately left into Buckhurst Road. Continue along Buckhurst Road until you find Cheapside Court on the left-hand side. Turn into Cheapside Court and follow the private lane on the right-hand side. The property is the final house at the bottom of this private lane.



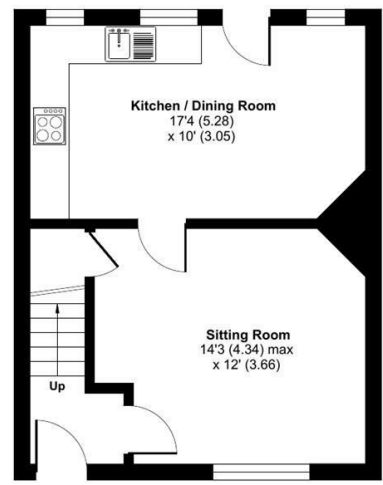


## Sunninghill Road, Ascot, SL5

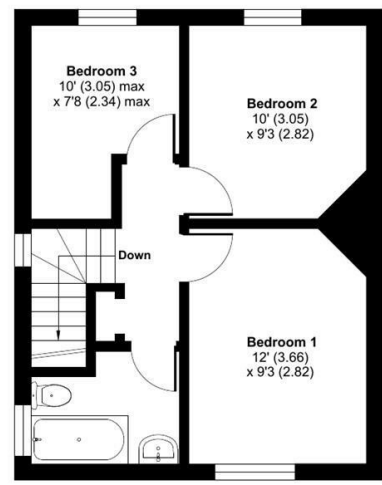
Approximate Area = 787 sq ft / 73.1 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Outbuilding = 100 sq ft / 9.2 sq m  
 Total = 1174 sq ft / 108.9 sq m  
 For identification only - Not to scale



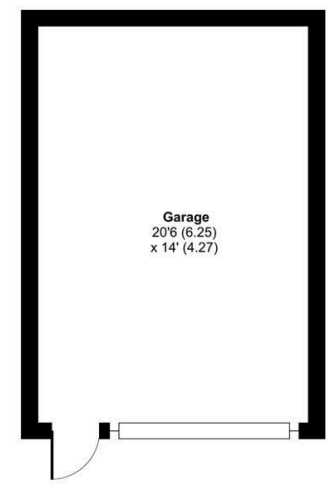
OUTBUILDING



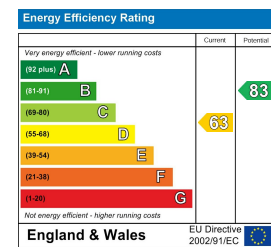
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Waterfords. REF: 1148404



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