



CHATTERTON | REES



25 Queensbury Gardens, Ascot, SL5 9GG  
Guide price £1,595,000









# 25 Queensbury Gardens

Ascot, SL5 9GG

- Five Bedrooms
- Detached
- Kitchen/Breakfast Room
- Car Port
- Three Bathrooms
- Gated Development
- Utility Room
- Landscaped Gardens

Queensbury Gardens is one of Berkeley Homes' exclusive gated developments, just a short walk from Ascot train station.

The ground floor is centered around a bright and expansive open-plan kitchen, beautifully appointed with integrated Siemens appliances. This space flows effortlessly into the dining and living areas, creating a welcoming and sociable heart of the home. Large glazed doors open directly onto the terrace, seamlessly blending indoor and outdoor living and making it ideal for both everyday family life and entertaining.

The first floor comprises three well-proportioned bedrooms, including the principal suite, which features a walk-through wardrobe and a spacious en-suite bathroom. Two further double bedrooms complete this level, one of which benefits from the privacy of its own en-suite shower room.

On the top floor, a generous bedroom and bathroom are complemented by a dedicated media room, providing the perfect setting for movie nights, gaming, or simply relaxing in comfort.

Outside, the landscaped gardens form a stunning backdrop, with mature planting and thoughtfully designed spaces for outdoor dining. The current owners have created a true sense of in-and-out living, innovatively landscaping the garden to include an al fresco dining area flowing directly from the house, as well as a hot tub and fireplace on the lower terrace.

The property further benefits from ample parking, including a covered car port, and is equipped with an electric vehicle charging point for added convenience. Solar panels have also been installed, enhancing energy efficiency and reducing running costs.

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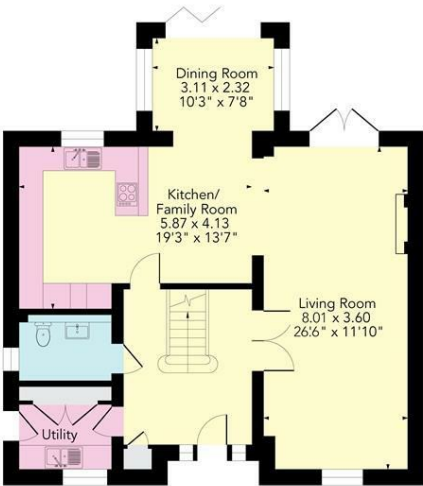
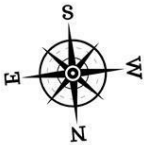




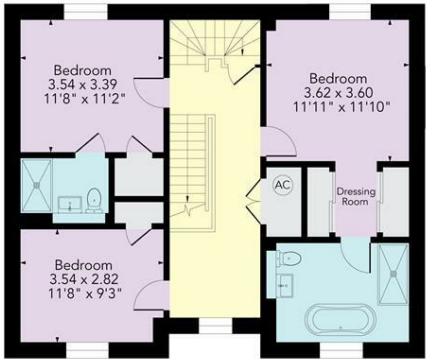
Floor Plans

**APPROXIMATE FLOOR AREA**  
House - 225.67 sq m - 2429 sq ft  
(Gross Internal Area)

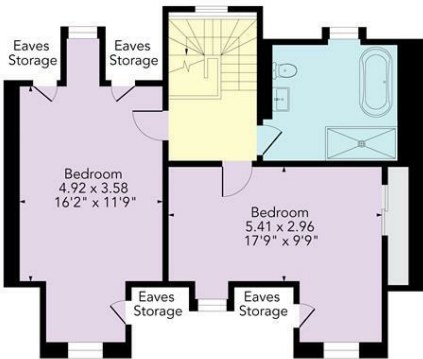
**NOT TO SCALE**  
This plan is for illustration purposes only



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

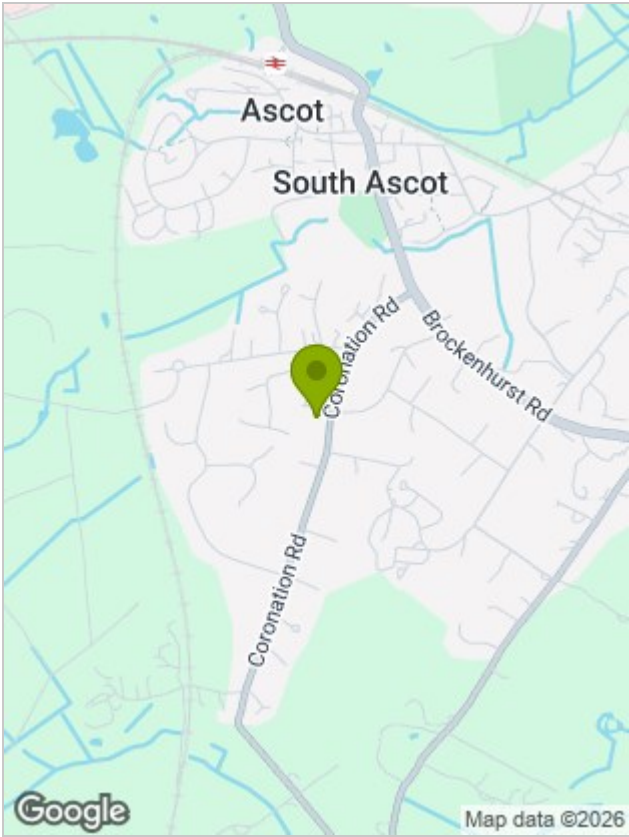
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Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

