



VICTORIA GLADE
SOUTH ASCOT

BUCKINGHAMS



Victoria Glade

Coronation Road • South Ascot • SL5 9LQ

Price Guide £2,250,000
Freehold

An attractive, individual modern home of character enjoying a quiet situation at the end of a private lane & occupying an excellent, mature plot approaching three quarters of an acre, in a highly sought after location.

- INDIVIDUAL HOME OF CHARACTER
- FOUR RECEPTION ROOMS
- DETACHED TRIPLE GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- FIVE DOUBLE BEDROOMS (THREE EN SUITE)
- SUPERB GROUNDS APPROACHING 0.75 ACRES
- AVAILABLE WITH NO ONWARD CHAIN
- PREVIOUS PLANNING GRANTED FOR ENLARGEMENT

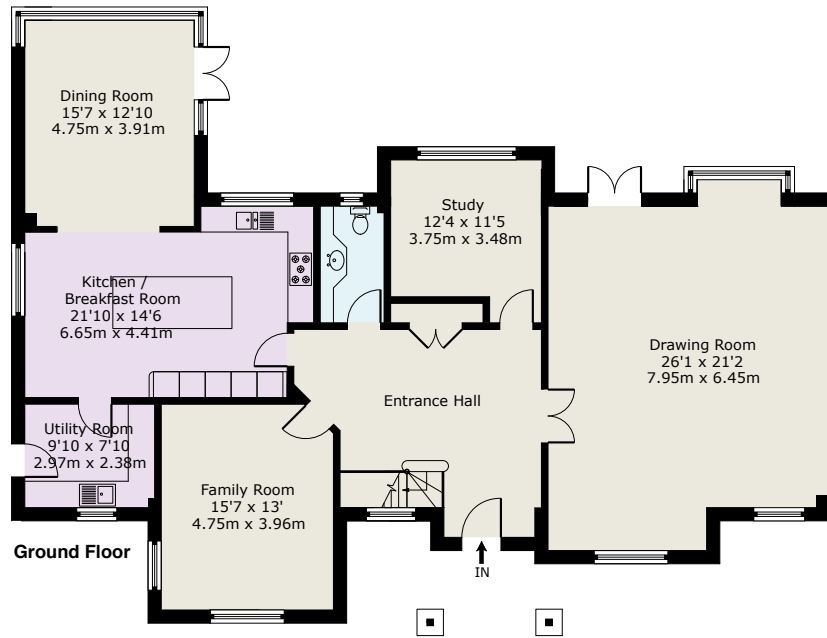
RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • STUDY
• KITCHEN/BREAKFAST ROOM • FAMILY ROOM • UTILITY ROOM • MASTER
BEDROOM WITH EN SUITE BATHROOM • TWO FURTHER DOUBLE BEDROOM
SUITES • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM •
DETACHED TRIPLE GARAGE • AMPLE DRIVEWAY PARKING • MATURE GROUNDS

Location

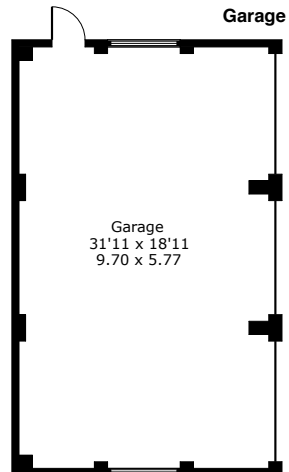
Victoria Glade is an excellent proposition; this is a well designed five double bedroom family home offering spacious accommodation, however planning permission was granted in 2016 for an annexe over the triple garage and to create a third floor to the main house (planning ref: 15/04139) giving fantastic potential to provide very adaptable accommodation. The grounds are a delight and the location second to none, so in our view this property represents a truly superb opportunity.

Directions

From Ascot Rail Station turn right onto Station Hill heading in a Southerly direction, pass the South Ascot shopping parade and after passing the recreation ground on the right take the right hand turn into Coronation Road. After approximately two thirds of a mile pass the right hand turn for Llanvair Drive, then shortly after passing the left turning for Fir Tree Close the lane giving access to Victoria Glade will be found on the left. After passing through the electric gates the house will be found at the end on the left hand side.



Approximate Gross Internal Floor Area :	
Ground Floor	166 sq m / 1788 sq ft
Ground Floor	146 sq m / 1573 sq ft
Garage	56 sq m / 602 sq ft
Total	368 sq m / 3963 sq ft



EPC: C74.

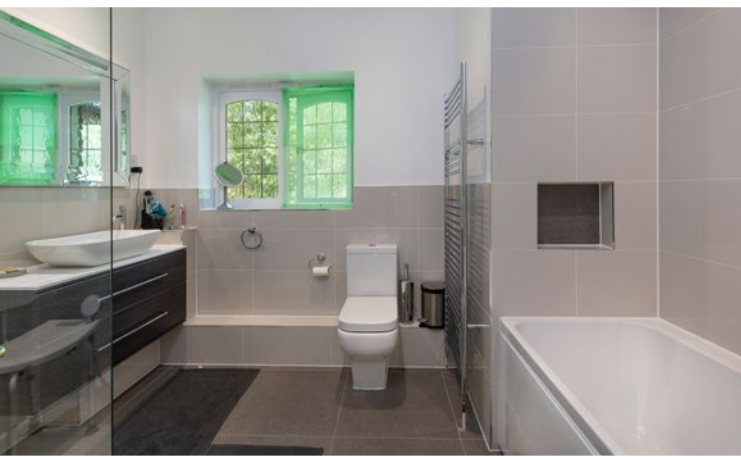
Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: VGB010207142 HPI ©2021 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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