



Beech House,  
Ascot, SL5 7EH





A delightful five-bedroom home situated in a quiet location, moments from Ascot high street and the racecourse.

**Beech House,  
London Road, Ascot  
SL5 7EH**

- ◆ Impressive Georgian style home with gated drive
  - ◆ Five bedrooms and four bathrooms
  - ◆ Three reception rooms and study
- ◆ Elegant entrance hall with feature staircase
  - ◆ Lovely private road location in Ascot
- ◆ Utility room and good storage throughout
  - ◆ Detached double garage

## Situation

Located in a highly desirable area of Ascot. Known for its world-famous racecourse, Ascot has a bustling High Street and offers a range of shops catering for day-to-day needs, along with a good choice of restaurants, pubs and bars. The nearby towns of Windsor and Guildford provide more extensive amenities. For commuters, the area is well served with easy connections to the motorway network (M3, M4 and M25), in turn providing access to Heathrow and Gatwick airports. Ascot and Sunningdale rail stations are also within easy reach.

Leisure facilities are plentiful and of excellent quality, with Windsor Great Park nearby, and the renowned Wentworth, Sunningdale and The Berkshire golf clubs close at hand. For the equestrian enthusiast, horse racing is available at Ascot and Windsor, and riding in Windsor Great Park and on Chobham Common.

The excellent schools in the area include St. George's, and St. Mary's Ascot, Wellington College, Eton College, Lambrook, Papplewick, Heathfield School, Licenced Victualler's School, to name a few. For international schooling, TASIS (The American School) and ACS (American Community School) are both within easy reach.





## Additional Information

**Postcode:** SL5 7EH

**Tenure:** Freehold

**Council Tax Band:** H

**Local Authority:** Windsor & Maidenhead

**Services:** Mains gas, electricity and drainage

**Fixtures and Fittings:** Carpets & Integrated appliances are included within the sale

**Viewing:** Strictly by appointment with

**Barton Wyatt:**

homes@bartonwyatt.co.uk

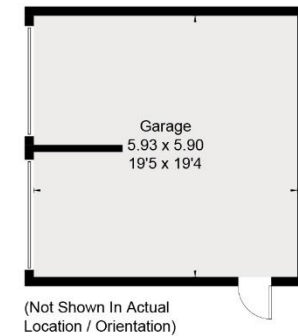
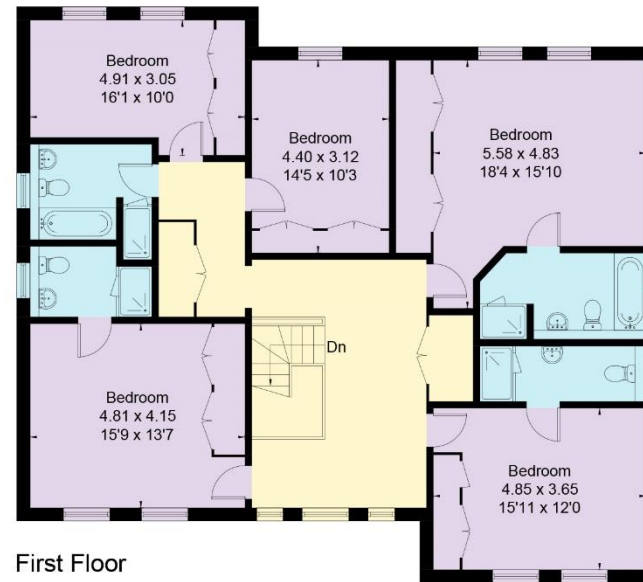
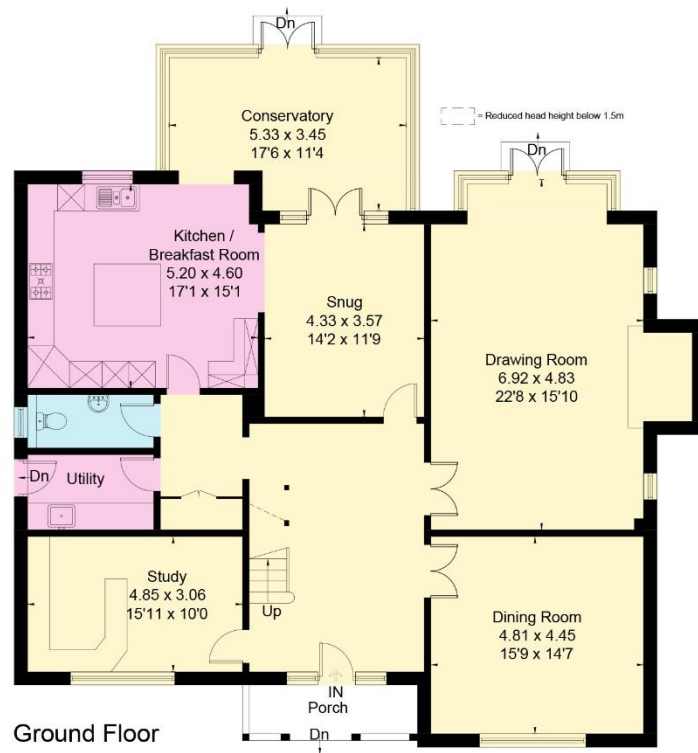
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### Energy Performance:

A copy of the full Energy Performance Certificate is available upon request.



Approximate Floor Area = 327.0 sq m / 3520 sq ft  
 Garage = 35.1 sq m / 378 sq ft  
 Total = 362.1 sq m / 3898 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88621



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