



2 Chanctonbury Drive,

Ascot, Berkshire. SL5 9PT.

BARTON · WYATT

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A stunning six-bedroom family home located on a quiet road in the heart of Sunningdale with modern features and layout.

- ◆ Delightful family home with modern fixtures throughout
- ◆ Generous South West facing garden
- ◆ Heated outdoor pool benefitting from recent upgrading
- ◆ Six bedroom and four bathrooms with modern fitting
- ◆ Modern open plan kitchen / dining / sitting area with bifold doors to the patio
- ◆ Sunroom with beautiful out look to the garden
- ◆ Reception with feature stone gas fireplace and wooden floors
- ◆ Superb location for commuting with a short walk to Sunningdale mainline station
- ◆ Additional boot room, gym, and home office
- ◆ Within walking distance of the local amenities of Sunningdale including Waitrose
- ◆ Double garage and spacious driveway with electric gates
- ◆ Complete new pool house, pool paving, and equipment (boiler, pump etc) put in in 2020.

Situation

Local amenities in Sunningdale and nearby Ascot include a number of delightful restaurants, cafes, delicatessens, and boutiques. The surrounding towns and villages have a good selection of bars, pubs and brasseries.

The area boasts some of the finest restaurants with Coworth Park in Ascot, and The Latymer at Pennyhill Park. You also have some of the Country's best-known events on your doorstep including Ascot Racecourse with Royal Ascot a prestigious calendar event, Wentworth Golf Club which hosts the annual PGA Championship, and International Polo on Smith's lawn.

Families will appreciate the number of renowned schools including Eton College, Wellington College, Papplewick, The Marist Schools and St George's and St Mary's Schools in Ascot. International options include TASIS and The ACS Egham International School.

Fixtures and Fittings

Carpets, and fitted kitchen appliances included. Curtains, blinds, and light fittings are by separate negotiation.

Services

The property has mains gas, electricity, water, and mains drainage.

Local Authority

Bracknell Forest Borough Council- 01344 352000

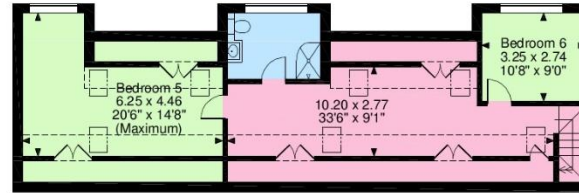
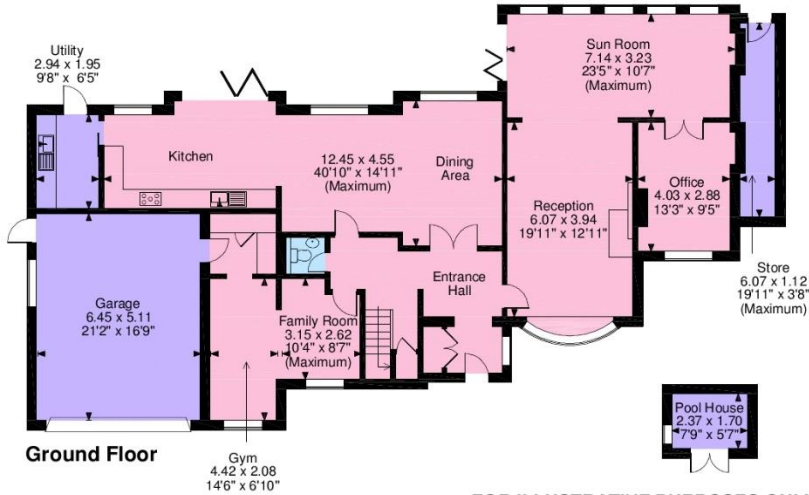
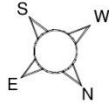
Energy Rating

E52

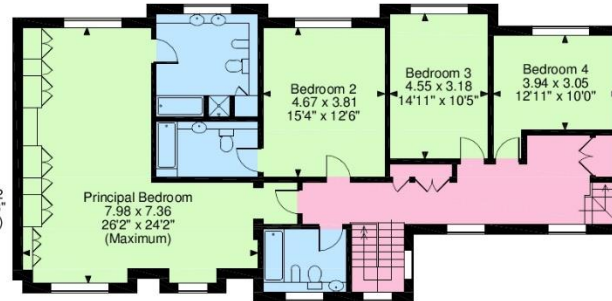




Chanctonbury Drive, Ascot
Approximate Gross Internal Area
Main House = 3633 Sq Ft/338 Sq M
Garage = 355 Sq Ft/33 Sq M
Pool House & Store = 111 Sq Ft/10 Sq M

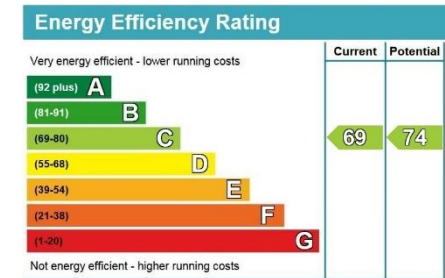


Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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