



KINGSWOOD

Ascot | Berkshire



A BEAUTIFULLY APPOINTED FAMILY HOME

set within 22 acres of communal woodland and grounds, offering generous, light-filled accommodation in the sought-after Kingswood development.

			EPC
5	4	3	B

Local Authority: Bracknell Forest Borough Council
Council Tax band: G
Tenure: Freehold
Service charge: approximately £1,021.44 per annum



17 KINGSWOOD

17 Kingswood is an immaculate family home offering elegant, contemporary living.

The welcoming entrance hall provides access to a guest cloakroom, a large storage cupboard and the integral double garage. To the front of the property is a versatile study/dining room with built-in storage.

The heart of the home is the impressive open-plan kitchen/breakfast/family room, featuring a central island, Miele appliances, a Falcon range cooker and a Fisher & Paykel fridge. Bi-fold doors open onto the patio and south-facing garden, creating a seamless indoor-outdoor entertaining space. A separate utility room with pantry storage and garden access adds further practicality.



UPSTAIRS & OUTDOORS

On the first floor, the elegant drawing room enjoys a feature fireplace and balcony overlooking the garden. The principal suite offers a walk-in wardrobe, luxury en suite and private balcony, while a second bedroom also benefits from an en suite and built-in wardrobes.

The light-filled second floor, enhanced by a striking roof lantern, provides three further bedrooms, two with built-in wardrobes, a family bathroom and additional storage.

Outside, a block-paved driveway provides ample parking alongside the integral double garage. The rear garden is mainly laid to lawn with mature shrub borders, while the patio offers an ideal setting for al fresco dining.

Available with no onward chain.





LOCATION

Situated within the prestigious Millgate Kingswood development, the property is ideally located for Ascot High Street (1.3 miles) and Ascot station (1.7 miles), with direct services to London Waterloo. Excellent road links provide easy access to Windsor, Camberley, Virginia Water, Reading, the M3, M25 and Heathrow Airport.

The area is renowned for its outstanding schools, including Papplewick, Hall Grove, Lambrook, Heathfield, The Marist, St George's and St Mary's, with Eton College, Wellington College, TASIS and ACS Egham also within easy reach.

Residents enjoy an exceptional range of leisure facilities, including world-class golf courses at Wentworth, Sunningdale and The Berkshire, polo at Guards and Royal County of Berkshire Polo Clubs, racing at Ascot, and outdoor pursuits at Virginia Water Lake, Windsor Great Park and The Savill Garden.

Please note: all distances are approximate.



Approximate Floor Area = 365.8 sq m / 3937 sq ft (Excluding Shed)



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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 #114529

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. (ID767266)

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