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Fernbank Road, Ascot
£450,000 offers over



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A beautifully presented two-bedroom period cottage offering character, modern finishes and a surprisingly generous amount of living space. Set behind a traditional picket fence, the property combines an attractive cottage exterior with bright, thoughtfully updated accommodation extending to approximately 727 sq ft.

The substantial reception room stretches from the front bay window through to the dining area, creating a versatile open-plan living space. While the adjoining dining space comfortably accommodates a full-sized table and chairs. Its neutral presentation and natural flow make the room feel both spacious and inviting.

Positioned at the rear of the property, the kitchen is finished in a timeless shaker style, with soft neutral cabinetry, warm wood-effect work surfaces and complementary brass-toned fittings. The layout has been thoughtfully arranged to maximise storage and preparation space, incorporating an integrated oven, sleek hob and extractor, together with space for essential appliances. A large window above the sink brings in plenty of natural light and enjoys a pleasant outlook across the garden.





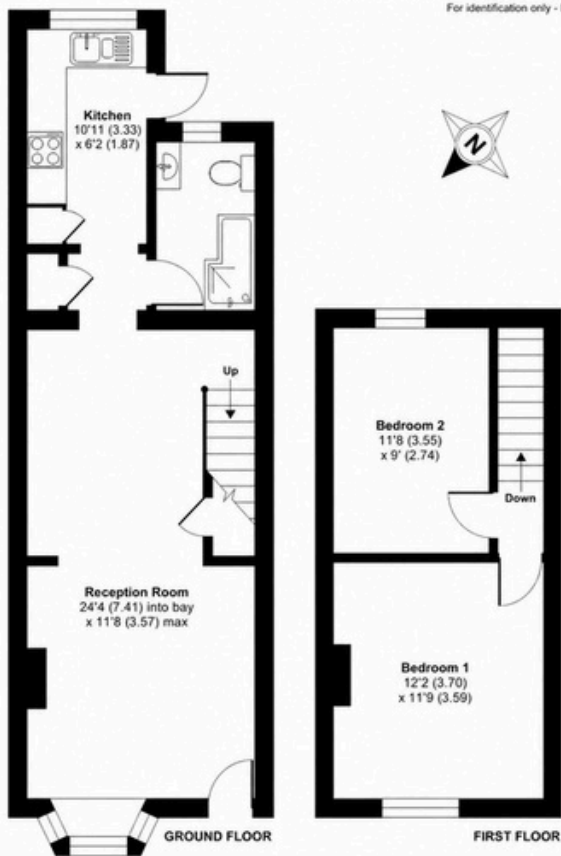
- Beautifully presented two-bedroom period cottage
- Approximately 727 sq ft of accommodation
- Impressive 24-foot reception and dining room
- Attractive front bay window
- Recently fitted Stylish shaker-style kitchen with direct garden access
- Contemporary ground-floor bathroom
- Two well-proportioned bedrooms
- Enclosed rear garden with patio, lawn and established planting
- Two useful garden storage sheds
- Bright, neutral interiors presented in excellent condition



Fernbank Road, Ascot, SL5

Approximate Area = 727 sq ft / 67.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Windlebrook Estates. REF: 1229896



The property enjoys an attractive enclosed rear garden arranged with a paved seating terrace, lawn and established planting. The garden provides a comfortable outdoor entertaining area, along with a pathway leading to two useful timber storage sheds. To the front, a traditional picket fence and neatly planted garden enhance the cottage's kerb appeal.

Fernbank Road is well positioned for access to Ascot and the surrounding area, with a range of shops, schools, leisure facilities and transport connections within convenient reach. The setting offers a balance of residential charm and accessibility, making it well suited to first-time buyers, downsizers and those seeking a character home close to local amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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