



GREEN ARCH  
— *Ascot, Berkshire* —

SE STOWHILL  
ESTATES  
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

Available immediately with no onward chain, Green Arch is a substantial gated family home offering almost 3,840 sq ft of well-balanced accommodation, generous reception space and a good sized garden. The house sits within a private, gated development on sought-after Dry Arch Road in Sunningdale, allowing you to walk to the station in around ten minutes and to Charters School in approximately fifteen. It is a location that genuinely supports day-to-day life without compromising privacy.



## ARRIVAL AND FIRST IMPRESSIONS

You pass through the electric gates into the development, where the house sits comfortably within its plot with driveway parking and a double garage. There is an immediate sense of scale and proportion, reinforced further once you step inside.

You can access the house directly from inside the garage from the lower ground floor level. Alternatively, you can use the external and attractive staircase to reach the main front door.

The front door opens into a large entrance hall, a generous and well-connected space that anchors the entire ground floor. Underfloor heating runs throughout this level, giving a consistent warmth and allowing each room to feel open and uncluttered.



## RECEPTION SPACE WITH FLEXIBILITY

Ahead of you to the left is the drawing room, measuring over 23 ft in length. This is a beautifully proportioned reception room with French doors opening directly onto the garden, making it equally suited to winter evenings with the gas fire warming you up or summer entertaining with the doors open to outside. The scale here allows for multiple seating arrangements without ever feeling crowded. Opposite the drawing room is the study, a perfect space to keep work and relaxation separate and looking out to the front door to keep abreast of all comings and goings while working.

Next door to this is the snug, another excellent space, with doors leading out to the side area of the back garden. Perfect as an informal space for cosier or less formal moments or potentially as a playroom or TV room for older children. This separation of formal and informal living areas works extremely well, particularly for families who value both shared time and quieter retreat.

A well-appointed ground floor cloakroom sits in one corner off the hallway for convenience.



## THE HEART OF THE HOME

The kitchen/dining room is at the rear of the property overlooking the garden and measures an impressive 23 ft by over 18 ft. Recently renovated in 2025, this is a true open-plan family space designed for modern living.

The kitchen incorporates a comprehensive range of integrated Neff appliances, including a slide-and-hide oven, multifunction grill and microwave, full-height fridge and freezer, five-ring gas hob and dishwasher. The layout allows for generous preparation space while keeping the room open and sociable.



There is ample room for a substantial dining table, making this a space that naturally becomes the hub of the house. Whether it is busy weekday breakfasts or long, relaxed dinners with friends, this room adapts easily.

In the far corner of the kitchen is the family room which provides an opportunity to have an additional lounge, TV room, separate dining or breakfast room or maybe even a playroom for younger children so you can keep an eye on things while in the kitchen. This space has direct access to the garden and is full of natural light thank to the large lantern skylight.



## LOWER GROUND FLOOR – PRACTICAL AND WELL CONNECTED

Stairs from the main hall lead down to the lower ground floor, where you find a separate utility room and internal access to the double garage.

The garage itself is substantial, measuring nearly 23 ft by 19 ft, with an electric door and ample storage space alongside parking. Having this direct internal access is particularly practical in day-to-day life, especially in poorer weather.

The utility room is positioned separately from the main kitchen, keeping laundry and additional storage discreetly out of sight.



## FIRST FLOOR ACCOMMODATION

The first floor continues the sense of proportion found downstairs. Five genuine double bedrooms are arranged across this level, three of which benefit from their own en suite bathrooms. This makes the house particularly well suited to larger families, visiting guests or multi-generational living.

The principal suite is especially impressive, offering views of the rear garden, built in storage (like with all the bedrooms), generous floor space and a large en suite. It is a calm, well-balanced space with room not just for a bed but for additional furniture without compromise.



Bedroom 2 is also large in scale, at the back of the property and benefits from its own en suite bathroom, making it ideal for older children, guests or multi-generational living.

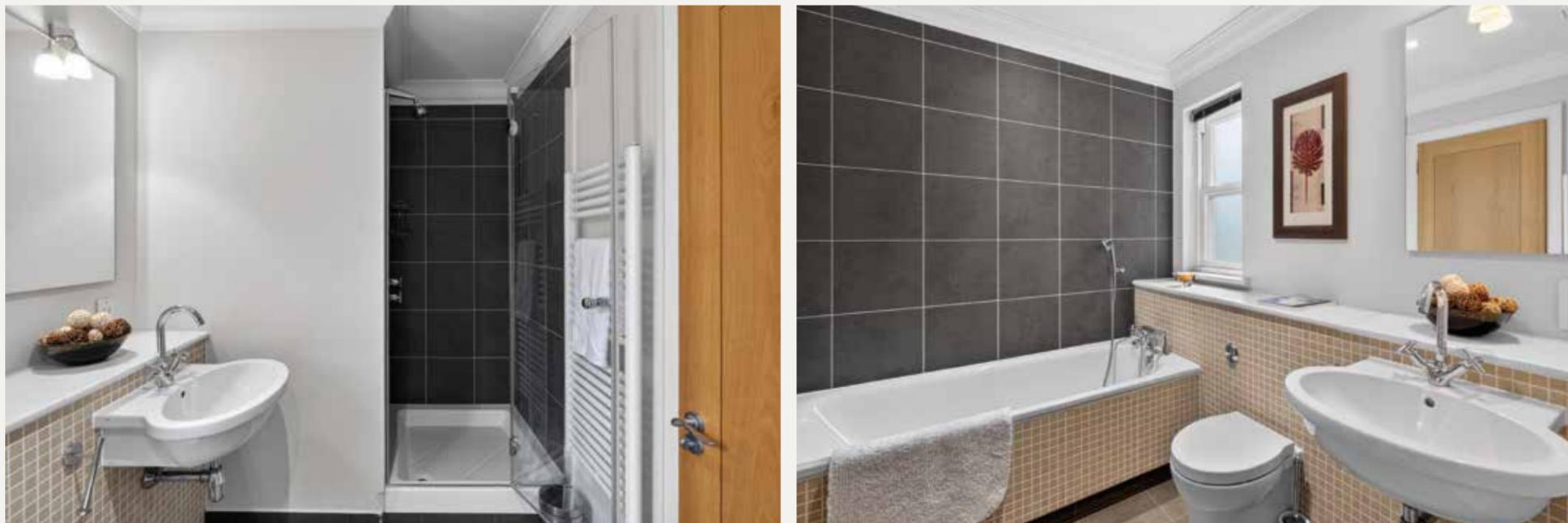


Bedroom 3 completes the ensuite rooms and overlooks the front of the house, while bedrooms 4 and 5 are both genuine doubles, each over 13 ft in length, served by a well-appointed family bathroom positioned centrally on the landing.

All the bedrooms are all well balanced, with good ceiling heights and natural light. The overall feeling upstairs is one of comfort and calm. Each room feels purposeful rather than squeezed in, and the layout supports both privacy or togetherness.

In total, the five double bedrooms and three en suites provide excellent flexibility, whether for family life, temporary guests or even extended home working requirements.





## A HOME DESIGNED FOR REAL LIFE

What stands out at Green Arch is the balance. The reception rooms are separate yet connected, allowing different parts of the household to operate simultaneously without compromise. The bedroom sizes are genuinely generous and the lower ground floor adds practical depth to the layout.

With no onward chain, this is also a rare opportunity for a smooth and decisive move.



## GARDENS AND OUTDOOR SPACE

To the rear, the garden is generous and primarily laid to lawn, providing a secure and usable outdoor space with plenty of scope for entertaining, play or future landscaping enhancements if desired.

With French doors opening from both the drawing room, kitchen and family room, the connection between indoor and outdoor living works particularly well. In warmer months, the house naturally spills out into the garden, creating an easy flow for gatherings.

To the front, driveway parking complements the double garage, all within the security of the gated development. There's also direct pedestrian access to the property from the pavement outside via a secondary staircase, under the tress and across the front garden area.





## ROUND AND ABOUT

Dry Arch Road is ideally positioned on the edge of Sunningdale village. Sunningdale Station is approximately a ten-minute walk, providing direct services to London Waterloo, while road links to the M3, M4 and M25 are all easily accessible. Heathrow and Gatwick airports are also within convenient reach.

Ascot High Street and Sunninghill offer a wide selection of cafés, restaurants and everyday amenities, while Windsor Great Park and Virginia Water provide exceptional outdoor space for walking, cycling and riding.

The property sits within the catchment for Charters

School and is well placed for a number of highly regarded independent schools including Lambrook, Papplewick, Hall Grove, St George's and St Mary's in Ascot, The Marist and access to Eton and Wellington Colleges.

For leisure, you are surrounded by some of the country's finest golf clubs including Sunningdale, Wentworth and The Berkshire, alongside polo at Guards and racing at Ascot.

Green Arch offers the security of gated living, the scale required for modern family life and the convenience of a genuinely walkable Sunningdale location.

# THE FINER DETAILS

EPC: D

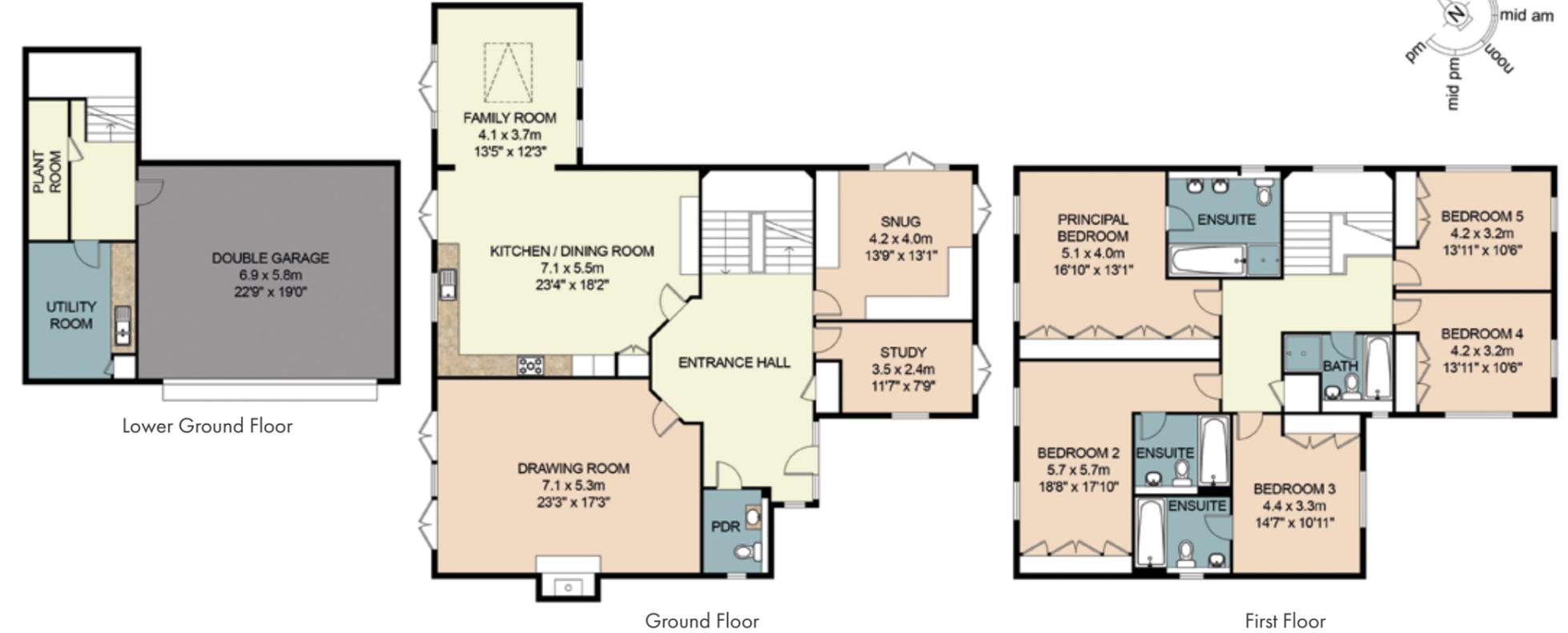
Council Tax Band: H

Services: The property has mains electricity, gas, water, drainage

Heating: Gas central heating with underfloor on the ground floor

Local Authority: Royal Borough of Windsor and Maidenhead

Distances: Motorways: M3 4.1 miles, M4 11.3 miles  
 Station: Sunningdale 0.6 miles, Ascot 2.4 miles  
 Town: Ascot 0.6 miles, Virginia Water 4 miles, Windsor 7.6 miles  
 Airport: Heathrow 9.7 miles



### Approximate Area:

Ground Floor 154 sq.m / 1659 sq.ft  
 First Floor 132 sq.m / 1423 sq.ft  
 Lower Ground Floor 70 sq.m / 755 sq.ft  
**Total 356 sq.m / 3837 sq.ft**

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