



LOWER VILLAGE ROAD

Ascot | Berkshire



A FANTASTIC HUF HAUS IN A QUIET, GATED LOCATION

Situated near Sunninghill Village, this unique property offers private modern living and local convenience.

   EPC
3 1 1 C

Local Authority: Windsor and Maidenhead

Council Tax band: G

Tenure: Freehold

Guide Price: £1,250,000



LIGHT AND SPACIOUS ACCOMMODATION

This spacious Huf Haus, designed with the hallmark characteristics of modern German engineering, offers a seamless blend of light, space, and practicality.

Renowned for their eco-friendly and open-plan designs, HufHaus homes are instantly recognizable by their use of concrete floors, timber and expansive glass panels, creating a living environment that creates harmony with the outdoors.

The kitchen, dining and sitting areas combine to be the centrepiece of the property with the focus being on the open-plan living space. With floor-to-ceiling glass, the area is bathed in natural light, creating a bright and airy feel, ideal for entertaining family and friends.





VERSATILE LIVING SPACE

On the top floor, the property boasts three generously sized bedrooms, the master with fitted wardrobes, and all featuring the signature Huf Haus expansive windows. This unique architecture gives each room an individual appearance in every season and at every hour. The principal bedroom features a large dressing room and offers panoramic South-Westerly views. The other two bedrooms share access to a spacious family bathroom and also have balcony access.

Amongst the property's economical and ecological features, the property is kept cool and comfortable year-round, thanks to the overhanging roof on all four sides, which allows the low winter sun in and gives shade from the high summer sun.

Underfloor heating has been laid throughout, with a combination of smoked oak and Amtico flooring, alongside velvet carpets. The ground floor windows all include electric metal blinds that fully retract into the building, offering adjustable levels of privacy and light. Due to the property's modular design there is ample scope to extend or reconfigure the home and add a garage.





TRANQUIL OUTDOOR SPACE TO RELAX AND UNWIND

Outside, the house is approached via electric gates, providing privacy and seclusion. The garden features a variety of architecture and sensory elements to enjoy, including a calming water feature, seating area, patio, decking, and lawn.

Lower Village Road is set a short walk to Sunninghill High Street which offers a selection of local shops, cafes, general stores and a bakery, whilst the general area has an excellent choice of restaurants and pubs.

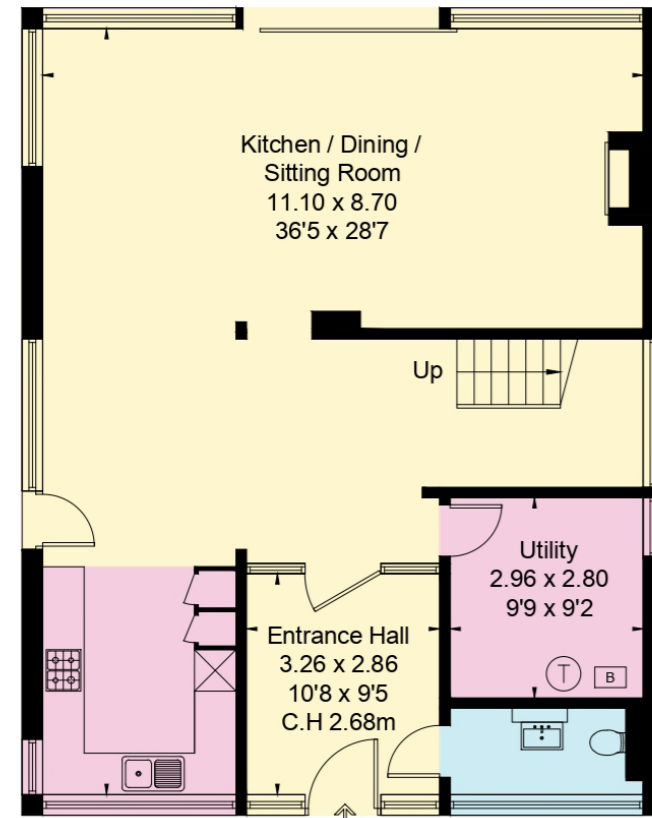
Close by are a number of prestigious sporting spectacles including Wentworth, Ascot Racecourse and Guards Polo Club.



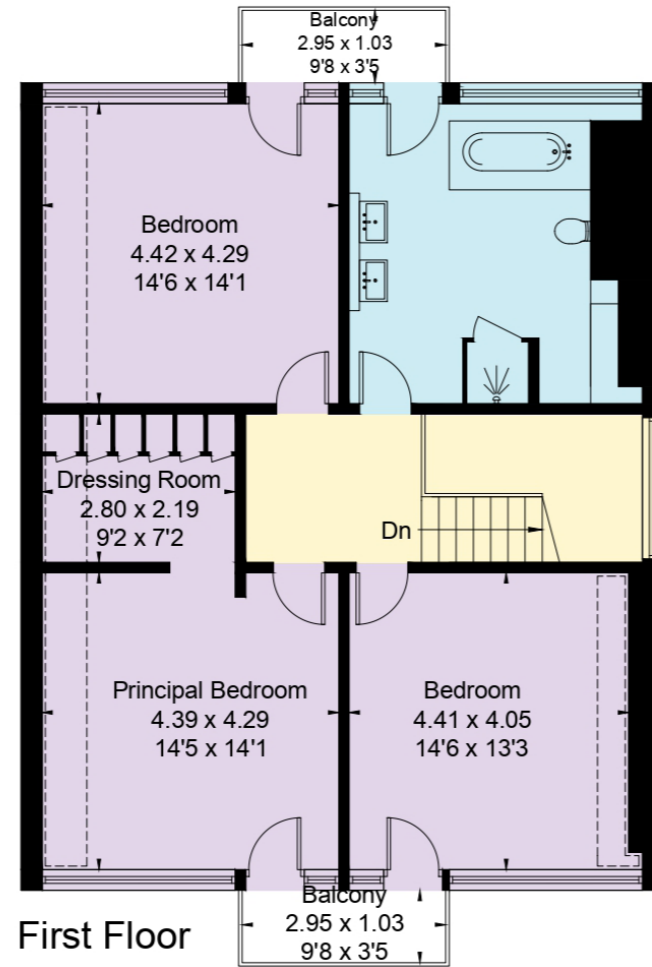
Approximate Floor Area = 193.2 sq m / 2080 sq ft



[] = Reduced head height below 1.5m



Ground Floor



First Floor



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 #97186

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)

Alex Hancock
+44 1344 293 153
alex.hancock@knightfrank.com
Knight Frank Ascot & Virginia Water
59 High Street, Ascot
SL5 7HP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

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