



ALDERSON COURT

Ascot | Berkshire



AN EXCEPTIONAL FAMILY HOME

with gated entrance in the heart of Ascot.

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Local Authority: Bracknell Forest Borough Council
Council Tax band: G
Tenure: Freehold



3 ALDERSON COURT

The house has been thoughtfully designed for modern family living, with well-balanced accommodation arranged over three floors. At the heart of the home is a superb open-plan kitchen, dining and family room, creating an outstanding space for both everyday living and entertaining.

The bespoke kitchen is fitted with extensive cabinetry and premium NEFF appliances, complemented by granite worktops and a substantial central island. Additional features include double ovens, a warming drawer, microwave, induction hob, integrated dishwasher, full-height fridge and freezer, underfloor heating and an integrated wine fridge. A separate utility room provides further practicality, incorporating integrated laundry appliances and a recently enlarged boiler.



THE PROPERTY

Occupying a discreet and highly desirable position in the heart of Ascot, this impressive six-bedroom detached family residence presents a rare opportunity to acquire a substantial home in one of England's most prestigious addresses. Set behind private gates on a plot of approximately one-third of an acre, the property enjoys a particularly enviable setting backing directly onto a golf course, affording far-reaching green views, exceptional privacy and a peaceful atmosphere.

The first floor is centred around an elegant principal suite comprising a dressing room and luxurious ensuite bathroom. Four further bedrooms are located on this level, two of which benefit from ensuite facilities, while a well-appointed family bathroom serves the remaining accommodation. The second floor provides further versatility, offering an additional bedroom with ensuite bathroom alongside a spacious games room.

The home has also been enhanced with a range of contemporary features including integrated ceiling speakers throughout the principal living areas, ultra-fast 2Gbps full-fibre broadband with cabling throughout the house, an electric vehicle charging point and solar panels to support improved energy efficiency.





LOCATION

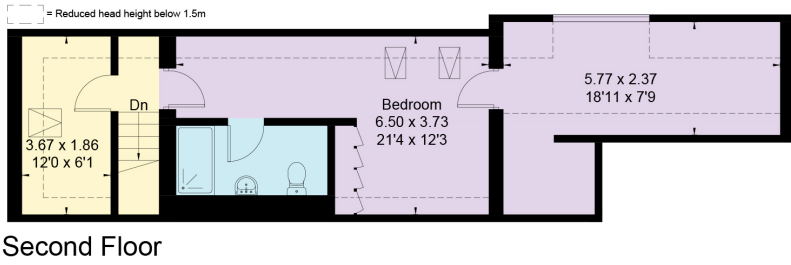
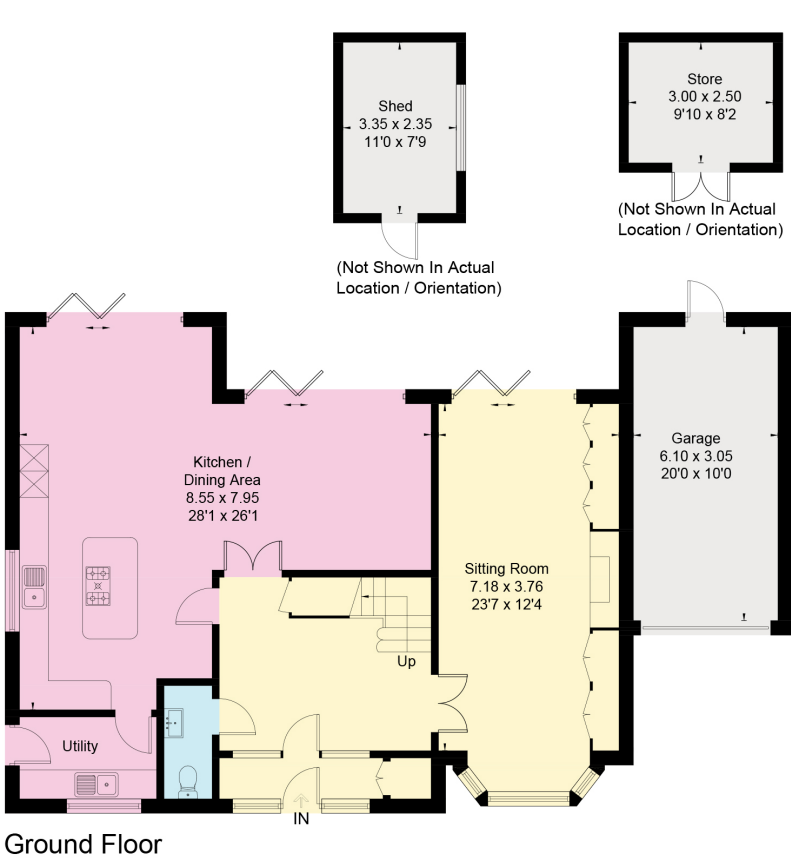
Externally, the property is approached via private gates and provides ample parking for up to six vehicles. The generous grounds offer an excellent balance of family-friendly outdoor space and future potential, with scope for further extension, the creation of a substantial annexe or additional parking, subject to the necessary planning consents.

Combining a prime Ascot location, exceptional privacy, direct golf course frontage and beautifully configured family accommodation, this distinguished home offers an outstanding lifestyle opportunity in one of the South East's most sought-after residential settings.

Lambrook School, one of the country's leading preparatory schools, is just a short walk away, while Ascot High Street, its selection of caf  s and restaurants, and the mainline railway station are all within easy reach. There is excellent connectivity to Windsor, Sunningdale, Virginia Water, Heathrow, the M3, M4 and M25.



Approximate Floor Area = 281.7 sq m / 3032 sq ft
Garage / Store = 25.8 sq m / 278 sq ft
Total = 307.5 sq m / 3310 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 #112945

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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