

CHATTERTON | REES

28 Armitage Court, Ascot, SL5 9TA

Guide price £1,250,000

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- Four Double Bedrooms
- Detached
- Charters Catchment
- Three Bathrooms
- Double Garage
- No Onward Chain

The ground floor offers well-proportioned and versatile accommodation, including a spacious living room with a feature fireplace, a formal dining room, a separate study and a family room. The kitchen features a central island with breakfast bar seating, providing an ideal space for everyday family living and entertaining. A separate utility room and downstairs cloakroom complete the ground floor.

Upstairs, the principal bedroom benefits from its own en suite shower room, while the guest bedroom also enjoys en suite facilities. There are two further generously sized double bedrooms, served by a family bathroom.

Outside, the property offers ample driveway parking for several vehicles, along with a detached double garage. Side access leads to the south-facing rear garden, providing an attractive outdoor space for relaxing and entertaining.

Armitage Court is a sought-after residential development situated in the heart of Sunninghill, within easy reach of the village High Street, offering a selection of independent shops, cafés, restaurants and everyday amenities. The location is particularly convenient for families, with highly regarded schools nearby, including Charters School and St Michael's Primary School. Ascot and Sunningdale railway stations provide regular services into London Waterloo, whilst the nearby M3, M4 and M25 offer excellent road connections. The area is also renowned for its beautiful countryside, prestigious golf courses and world-famous Ascot Racecourse.







Directions





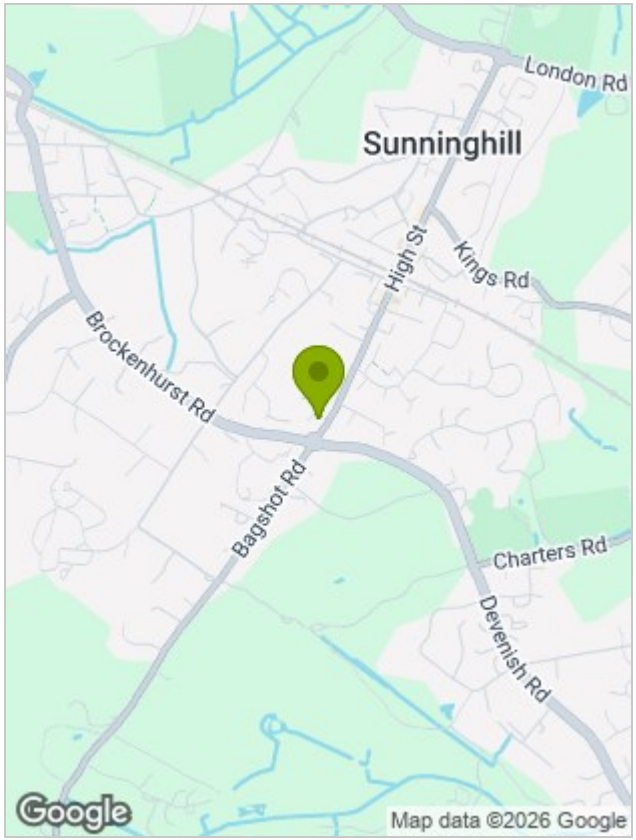
Floor Plans

APPROXIMATE FLOOR AREA
House - 211.40 sq m - 2275 sq ft
Garage - 26.00 sq m - 280 sq ft
Total - 237.40 sq m - 2555 sq ft
(Gross Internal Area)

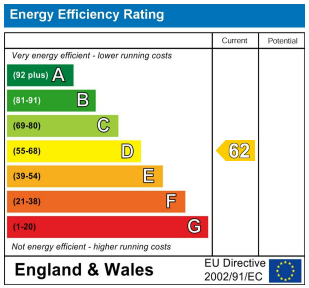
NOT TO SCALE
This plan is for illustration purposes only

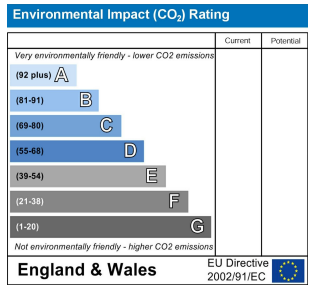


Location Map



Energy Performance Graph





Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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