



GUARDSWELL COTTAGE

SOUTH ASCOT

BUCKINGHAMS



Guardswell Cottage

Brockenhurst Road • South Ascot • Berks • SL5 9HA

Price Guide £600,000
Freehold



A unique detached Victorian property occupying a private plot in a sought after location, offering tremendous potential for renovation & extension to create an ideal family home.

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| <ul style="list-style-type: none">• DETACHED CHARACTER HOME• TWO DOUBLE BEDROOMS• PRIVATE GARDEN• FANTASTIC POTENTIAL | <ul style="list-style-type: none">• COMPLETE RENOVATION REQUIRED• TWO RECEPTION ROOMS• SHORT WALK TO LOCAL SHOPS & ASCOT STATION• NO ONWARD CHAIN |
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RECEPTION HALL • SITTING ROOM • DINING ROOM • KITCHEN • UTILITY ROOM • TWO DOUBLE BEDROOMS • BATHROOM • DRIVEWAY TO SINGLE GARAGE • PRIVATE GARDEN

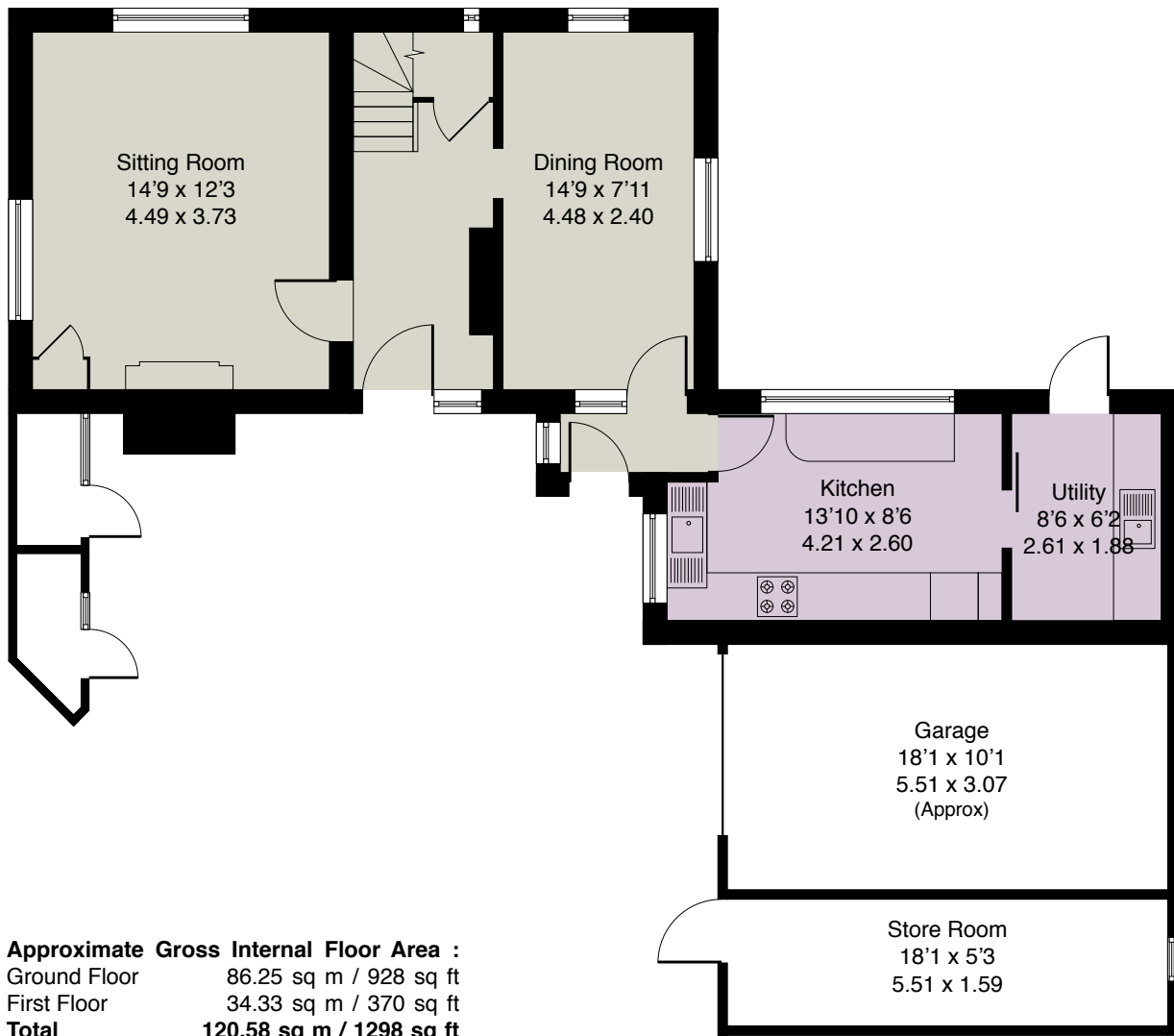


Description

Guardswell Cottage is a very rare find indeed; being in need of complete modernisation this truly is a blank canvas offering the chance to create ones' perfect character home. If one is looking for a unique project this property is extremely hard to beat.

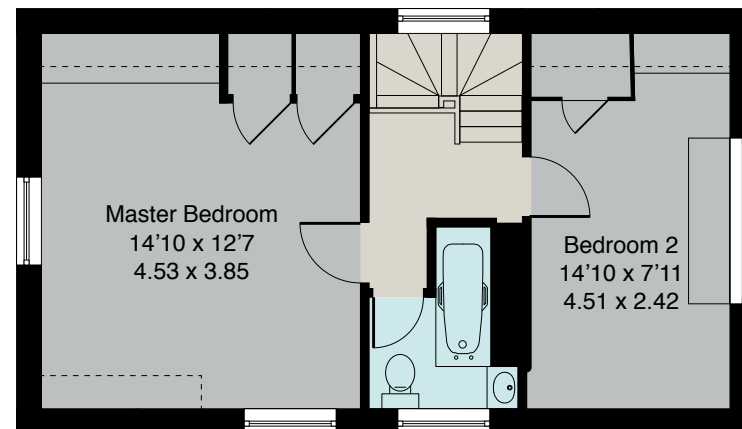
Directions

From Ascot Rail Station turn right onto Station Hill to head in a Southerly direction & proceed under the bridge; after passing South Ascot shops and the recreation ground, then the right hand turn for Coronation Road, Guardswell Cottage will be found a short way along on the right hand side just before the turning for Friary Road.

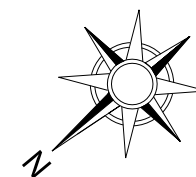


Approximate Gross Internal Floor Area :
 Ground Floor 86.25 sq m / 928 sq ft
 First Floor 34.33 sq m / 370 sq ft
Total 120.58 sq m / 1298 sq ft

Ground Floor



First Floor



EPC: E49.

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref:GCB012503223 HPI ©2022 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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