



WILD BIRCH HOUSE

ASCOT

BUCKINGHAMS



Wild Birch House

Wells Lane • Ascot • Berkshire • SL5 7DY

£1,495,000

Freehold

A stunning contemporary gated family home offering outstanding living & entertaining accommodation, in a highly sought after quiet location within an easy walk of Ascot village centre.

- EXCELLENT CONTEMPORARY FAMILY HOME
- FOUR DOUBLE BEDROOMS, BATH/SHOWER ROOMS
- FOUR RECEPTION ROOMS
- RAIL STATION WITHIN WALKING DISTANCE
- NO ONWARD CHAIN
- SHORT WALK TO ASCOT HIGH STREET
- GATED & SECURE, QUIET LOCATION
- COUNCIL TAX BAND G

RECEPTION HALL • CLOAKROOM • STUDY • DRAWING ROOM • KITCHEN/BREAKFAST ROOM OPEN TO DINING/FAMILY ROOM • MEDIA ROOM, UTILITY ROOM • MASTER & GUEST BEDROOM SUITES WITH BALCONIES • THIRD DOUBLE BEDROOM SUITE • FOURTH DOUBLE BEDROOM • FAMILY BATHROOM • DRIVEWAY TO INTEGRAL DOUBLE GARAGE • GARDENS

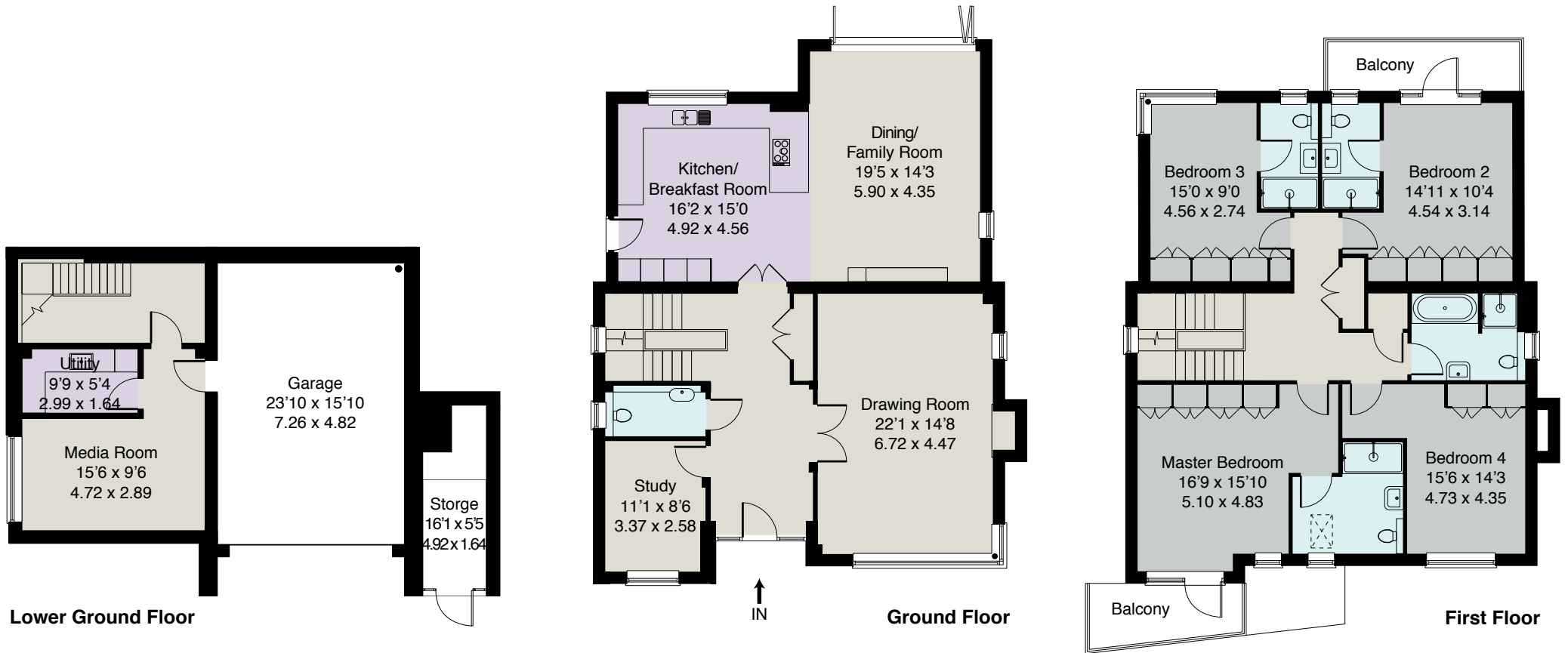
Description

Wild Birch House is one of four fantastic detached homes which were built in 2016/2017 to a superb contemporary architectural design and the property offers excellent, bright & spacious family accommodation while enjoying an ideal position, being on a quiet lane with an open outlook yet being just a short distance from central Ascot shops, restaurants and rail station. In our opinion this lovely home is an opportunity not to be missed.

Directions

From Ascot Rail Station turn left to proceed up Station Hill to the mini roundabout & take the second exit to proceed onto Ascot High Street. At the roundabout at the far end of the High Street take the third exit into St George's Lane and follow around the tight left turn to pass St George's School on the right, whereupon it becomes Wells Lane. Wild Birch House will be found shortly on the left hand side where the view towards playing fields appears on the right.

Approximate Gross Internal Floor Area :
 Ground Floor 118.52 sq m / 1276 sq ft
 First Floor 113.67 sq m / 1223 sq ft
 Lower Ground Floor 78.10 sq m / 840 sq ft
Total 310.29 sq m / 3,339 sq ft



EPC: B84.

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: WBBH011406222 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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