



BACKVIEW COTTAGE

ASCOT

BUCKINGHAMS



# Backview Cottage

London Road • Ascot • Berkshire • SL5 8DH

£825,000

Freehold

A truly unique detached three bedroom family home offering generously proportioned living spaces and a beautifully secluded private rear and side garden, available with no chain.

- UNIQUE DETACHED FAMILY HOME
- AMPLE PARKING FOR SEVERAL CARS, GARAGE
- THREE DOUBLE BEDROOMS, ONE EN SUITE
- COUNCIL TAX BAND F, ALL MAINS SERVICES
- PRIVATE REAR & SIDE GARDEN
- OPEN PLAN KITCHEN/LIVING SPACE
- ASCOT HIGH STREET ONE MILE APPROX
- AVAILABLE WITH NO ONWARD CHAIN

LARGE OPEN PLAN LIVING/DINING ROOM • MODERN KITCHEN WITH DOORS OPENING TO REAR GARDEN • UTILITY ROOM • CLOAKROOM • SEPARATE LIVING ROOM • THREE DOUBLE BEDROOMS INCLUDING ONE EN SUITE SHOWER ROOM • FAMILY BATHROOM • PRIVATE SIDE & REAR GARDEN • DOUBLE GARAGE • DRIVEWAY PARKING FOR SEVERAL VEHICLES

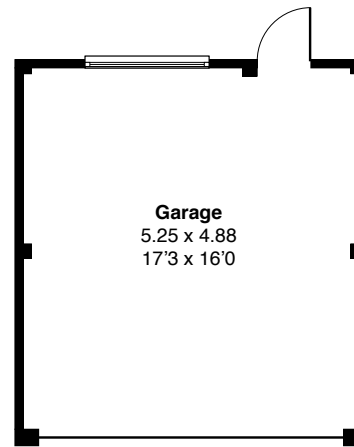
## Description

An impressive three bedroom detached family home, occupying a private and secluded plot; Backview Cottage boasts a modern open plan kitchen, living and dining space with bifold doors leading seamlessly to the rear garden. In addition to the open plan area, the ground floor also offers separate formal living room and a practical utility room with side access. Upstairs, there are three generously sized double bedrooms including one en suite shower room and a large family bathroom. The property enjoys an ideal position, being on this very quiet, tucked away lane yet is 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.

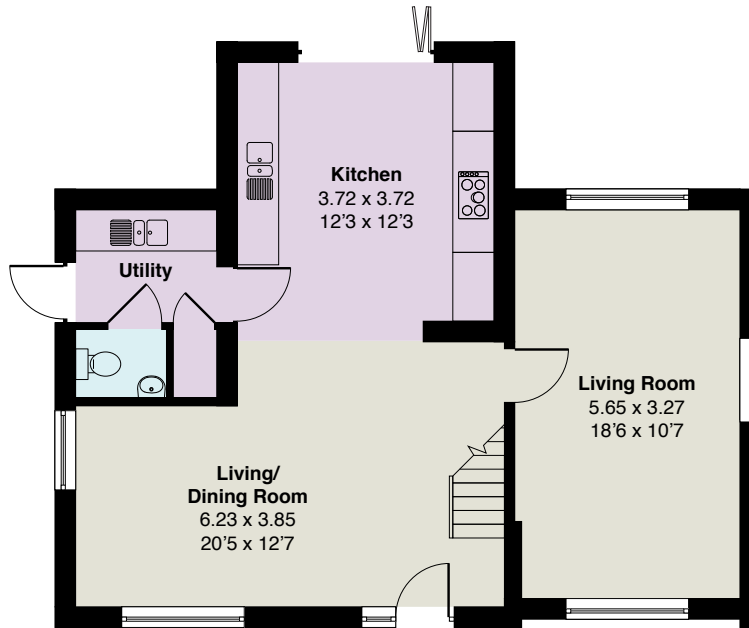
## Directions

From Ascot High Street proceed towards Bracknell; after passing the racecourse to your right hand side at the large roundabout take the second exit onto London Road (A329) then continue for approximately half a mile; approximately 30 metres before the traffic lights with the right hand turn onto Fernbank Road, the lane to access Backview Cottage is off a layby on the right hand side next to a bus stop sign.

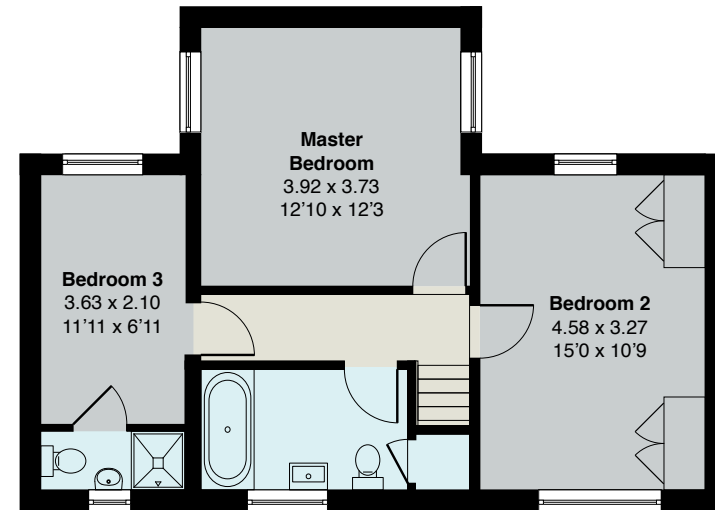
**Approximate Gross Internal Floor Area :**  
 Ground Floor 63.03 sq m / 678 sq ft  
 First Floor 51.93 sq m / 559 sq ft  
 Garage 25.62 sq m / 276 sq ft  
**Total 140.58 sq m / 1513 sq ft**



**Garage**  
 (not shown in location)



**Ground Floor**



**First Floor**

EPC: D63

**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: BCB011110241 HPI ©2024 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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