



*Royal Ascot  
Racecourse*

*Royal Ascot  
Cricket Club*

*Royal Ascot  
Golf Club*

**BUCKINGHAM**



**1 COURSE ROAD**  
ASCOT

**BUCKINGHAM**



# 1 Course Road

Ascot • Berkshire • SL5 7HQ

£665,000 Freehold

A superb Victorian home with a large red brick rear extension providing three double bedrooms & two bath/shower rooms, enjoying a quiet location yet being in the heart of Ascot between the High Street & racecourse.

- SUPERB FAMILY ROOM, BIFOLD DOORS TO PATIO & GARDEN
- QUIET NO THROUGH ROAD, YET JUST YARDS FROM HIGH STREET
- STROLL TO A HOST OF SHOPS, RESTAURANTS & RAIL STATION
- RECENT TWO STOREY RED BRICK REAR EXTENSION
- EXTENDED WITH PERIOD FEATURES
- 2 FURTHER RECEPTION ROOMS
- 3 DOUBLE BEDROOMS, 2 EN SUITE
- LONDON WATERLOO FROM 55 MINS

ENTRANCE HALL • SITTING ROOM • DINING ROOM • KITCHEN • FAMILY ROOM WITH UNDERFLOOR CENTRAL HEATING & BIFOLD DOORS OPENING ONTO THE PRIVATE REAR GARDEN • TWO DOUBLE BEDROOM SUITES • THIRD DOUBLE BEDROOM • CLOAKROOM • DRIVEWAY PARKING FOR TWO VEHICLES

## Description

This property in our view is a great opportunity; an attractive white painted Victorian semi detached cottage which has had a large red brick rear extension to completely transform the overall accommodation, providing excellent space on two floors including a lovely family room with full width bifold doors opening out on to a very private rear garden.

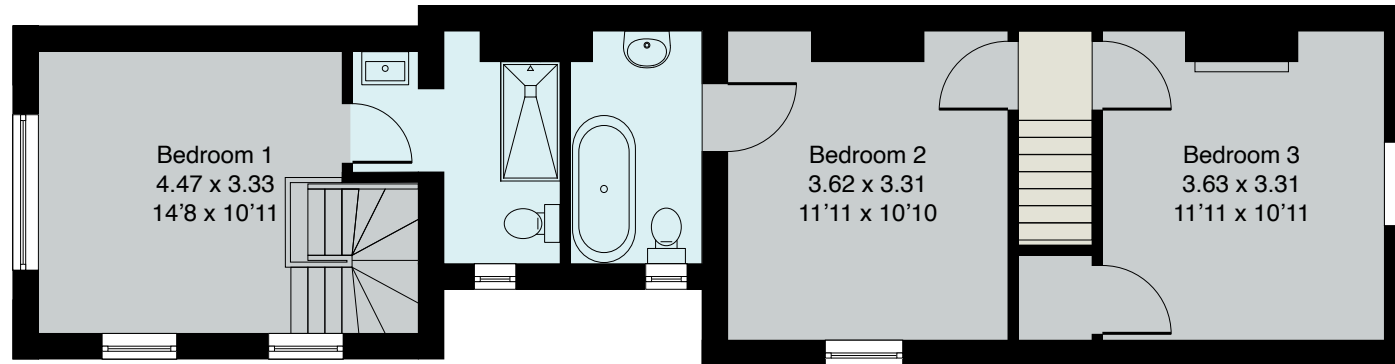
The location could not be better - Course Road is a no through road of character homes, with Ascot Racecourse to the rear and the High Street to the front providing the perfect combination of quiet & privacy with Ascot's full range of shops & restaurants being literally on the doorstep, plus the rail station being only a short walk, this position is the height of convenience.

This is a property that truly is a 'must see'.

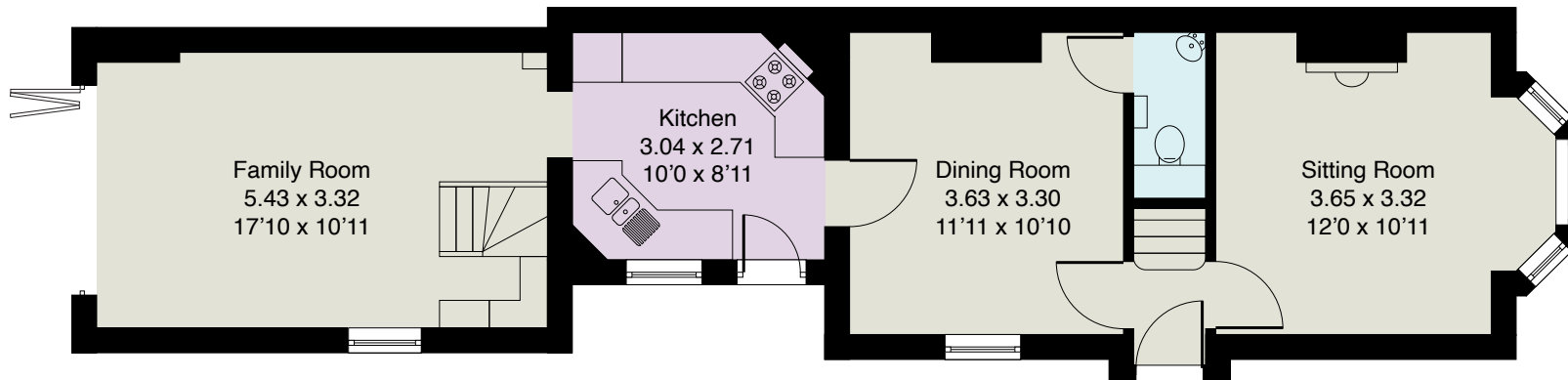
## Directions

From Ascot Rail Station turn left onto Station Hill, follow the hill to the top and at the mini roundabout turn right onto Ascot High Street. The left hand turning for Course Road will be found just before the petrol station & Sainsburys' supermarket on the right; no.1 will be found approximately 50 metres on the left hand side.

**Approximate Gross Internal Floor Area :**  
 Ground Floor 59.61 sq m / 642 sq ft  
 First Floor 53.82 sq m / 579 sq ft  
**Total 113.43 sq m / 1,221 sq ft**



**First Floor**



**Ground Floor**

EPC: D62.  
 COUNCIL TAX BAND D  
 ALL MAIN SERVICES.

**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: 1CRB011903253 HPI ©2025 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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**BUCKINGHAMS**