



WELLS COTTAGE
ASCOT

BUCKINGHAMS



Wells Cottage

Wells Lane • Ascot • Berkshire • SL5 7DY

£4,250,000

Freehold

A beautifully finished, high specification family home providing over 7,700 square feet of versatile accommodation across the main dwelling & detached annexe. Set behind electric gates on a leafy private lane, this one-of-a-kind-residence combines luxurious interiors, generous entertaining space and exceptional privacy – all within easy reach of Ascot's High Street amenities and mainline railway station serving both Reading & London Waterloo.

MAIN HOUSE: 6,341 SQ FT

GROUND FLOOR:

- Spacious Reception Lobby leading to Reception Hall & Bar Area
- Magnificent open-plan Kitchen/Breakfast/Family Room with high ceilings and sliding doors to the outside terrace, blending indoor/outdoor living.
- Formal Drawing/Living Room with full width sliding doors to garden terrace
- Study with hidden Wrapping Room and Boot Room with walk-In Coat Room.

FIRST FLOOR:

- Capacious Principal Bedroom Suite with two walk-in wardrobes, Dressing Room, En-suite Bath/Shower Room, bi-fold doors to the stunning balcony with panoramic garden views.
- Two Further Bedrooms with En-Suite Bath/Shower Rooms.

SECOND FLOOR:

- Two Further Bedrooms
- Family Shower Room
- Bedroom/Playroom measuring 21' x 18'

DETACHED ANNEXE: 1,443 SQ FT

'THE KAGE':

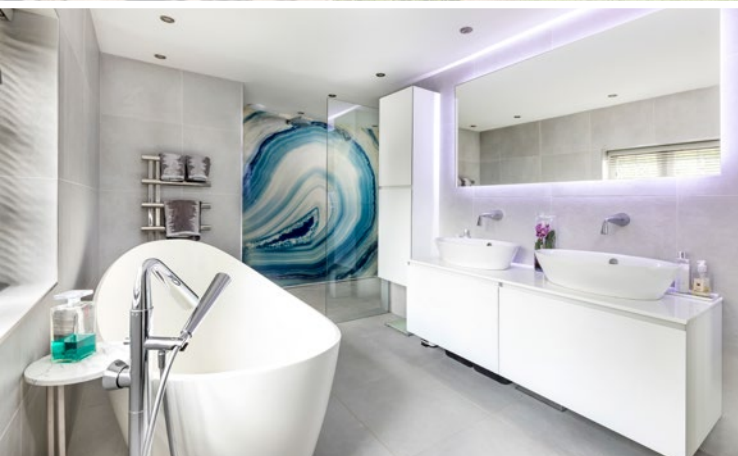
- Independent private access from Wells Lane
- Entrance Hall, Two Double Bedrooms, Shower Room, Living Room with high quality open-plan Kitchen, Games Room, Study Area.
- Impressive decked terrace ideal for dining al-fresco

ADDITIONAL FEATURES:

- Showroom Four Car Garage with floor-to-ceiling windows overlooking the rear garden
- Outdoor Kitchen & Entertainment Area with six seater hot tub, covered deck and woodburner
- Block paved driveway approached through electric gates and with two EV Charger Points

KEY POINTS:

- **LOCATION:** Wells Lane, Ascot, Berkshire, SL5 7DY – 0.4 miles from Ascot High Street
- **LAND:** 1.14 acres of landscaped gardens with koi pond & mature trees
- **TOTAL SIZE:** 7,784 square feet of accommodation across the main house & detached annexe



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AN EXTRAORDINARY BLEND OF HISTORY AND MODERN LUXURY

Nestled on a tranquil, private lane just 0.4 miles from the heart of Ascot High Street, Wells Cottage is a magnificent detached residence that exudes timeless charm and refined elegance. Originally dating back to the 1600s, this impressive home has been meticulously extended and refurbished by the current owners, creating a seamless fusion of period features with cutting-edge modern design. Set within a beautifully landscaped plot of 1.14 acres, the property offers unparalleled privacy and a sense of serenity, making it the perfect retreat for those seeking both luxury and convenience.

ACCOMMODATION

Main House – 6,341 sq ft of Exquisite Living Space

Upon arrival, you are welcomed by a stunning entrance hall that immediately sets the tone for the rest of the property. The design flows effortlessly from the reception area & bar to the vast kitchen/breakfast/family room featuring soaring 3-metre-high ceilings and sliding doors that open onto the expansive rear terrace, inviting the outdoors in. The fully equipped and sleek Häcker kitchen with Miele appliances and porcelain tiled flooring offers both style and functionality, making this area ideal for both intimate meals and large-scale entertaining.

Ground Floor & Living Areas

Wells Cottage is designed for sophisticated yet comfortable living. Enjoy the spacious drawing/living room which is an ideal and quiet space for relaxing with family. The gaming/family room offers plenty of space for recreational activities but equally would serve as an excellent large home office. The quiet and cosy study provides a particularly unique charm and in addition a secret present wrapping room. For the ultimate in convenience, there are two well appointed ground floor WC's and an unusually large boot room incorporating a walk-in coat room.

First & Second Floors

The large principal suite is a true sanctuary, featuring two walk-in wardrobes, a private dressing room and an indulgent en-suite bath/shower room. Step out onto your own 11-metre balcony with stunning views of the meticulously landscaped rear gardens. This main suite is complemented by two further luxurious bedroom suites on the first floor, as well as additional bedrooms that offer versatile living options on the floor above.

Garaging

For car lovers, the showroom style four car garage is quite simply outstanding with 13 metres of floor to ceiling glazing. This space is heated and fully insulated and can therefore be utilised as a gym or office area quietly situated away from the main family accommodation - so you can either 'work out' or 'work quietly' whilst enjoying a beautiful & calming view over the rear garden.

Annexe – 1,443 sq ft: Self-Contained and Perfect for Guests

The completely detached self-contained annexe sits discreetly at the rear of the plot and offers a generous 1,443 square feet of additional stylish living space, including two double bedrooms, a shower room, modern open-plan kitchen/living room, games room (bedroom 3 if required), study space and private decked terrace – perfect for guests or relatives and ideal for relaxed al-fresco dining.

'The Kage' has its own separate entrance off Wells Lane for added privacy and independent living if required.



Outdoor Living at Its Best

Step outside into the beautifully landscaped gardens, where peace and tranquility abound. The outdoor kitchen & entertaining area housing a six person hot tub plus covered decked area with wood burner are perfect for hosting friends and family year-round. The immaculate koi pond, lush greenery, and a variety of secluded spots throughout the gardens offer a serene retreat from the hustle and bustle of daily life.

Directions

From the Ascot High Street/Winkfield Road/London Road roundabout turn off London Road into St. George's Lane, follow the road past St. George's Girl's School and round to the left whereupon it becomes Wells Lane. Continue down the hill and the turning to Wells Cottage will be found on the right hand side.

Location

Within the highly sought-after area of Ascot, this home is just a short walk from Ascot High Street, with its variety of shops, cafes, and dining options. Ascot railway station providing direct services to London Waterloo is only 15 minutes walk away. Surrounded by stunning countryside and only a few minutes' drive from world-renowned golf courses, Wells Cottage offers the perfect combination of rural charm and urban convenience.

In Summary

Wells Cottage is a truly exceptional property, offering an unrivalled lifestyle with a harmonious blend of history, luxury, and modern convenience. Whether you are an avid car enthusiast, a lover of fine design, or simply seeking a peaceful family retreat, this extraordinary home has it all.

APPROXIMATE GROSS INTERNAL FLOOR AREA :

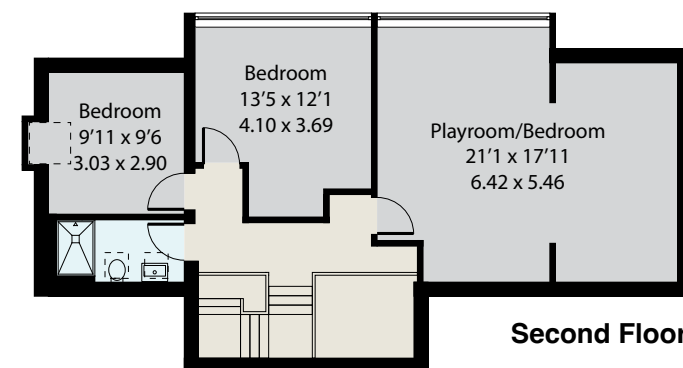
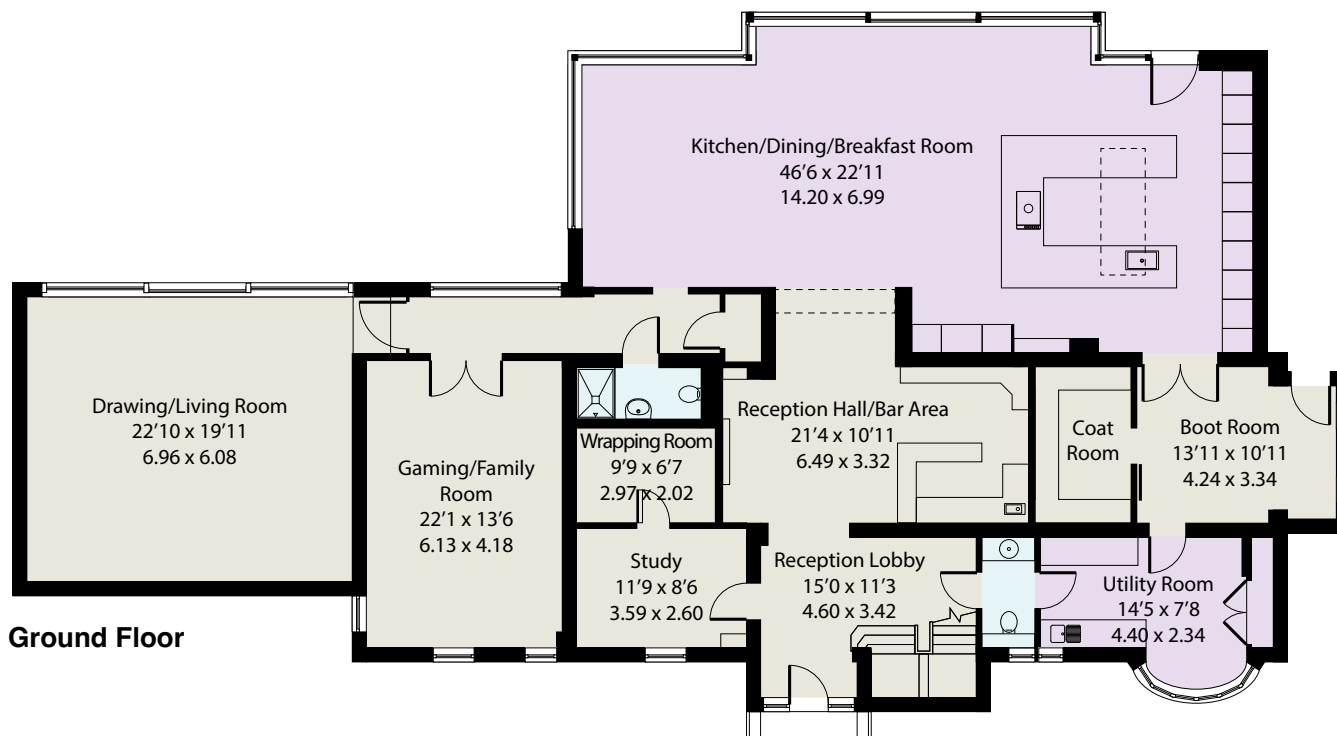
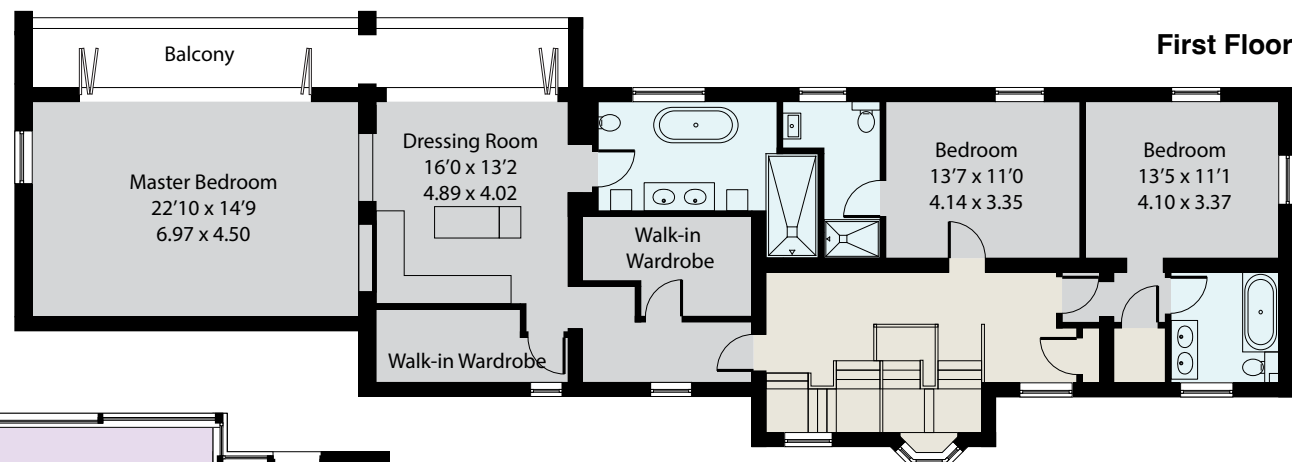
Ground Floor	275.56 sq m / 2966 sq ft
First Floor	153.46 sq m / 1652 sq ft
Second Floor	75.39 sq m / 811 sq ft
Garage	84.74 sq m / 912 sq ft
Annexe	134.06 sq m / 1443 sq ft
TOTAL	723.21 sq m / 7784 sq ft

COUNCIL TAX: Band H - £3,064 for 2025.

EPC RATING: C-75.

SERVICES:

Mains gas, electric, water and drainage



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: WCB011807254 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.

'THE KAGE' ANNEXE:

EPC RATING: C-77.

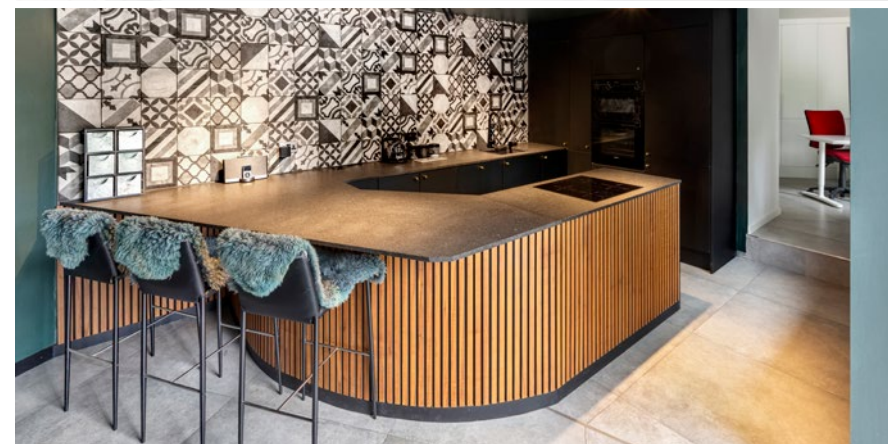
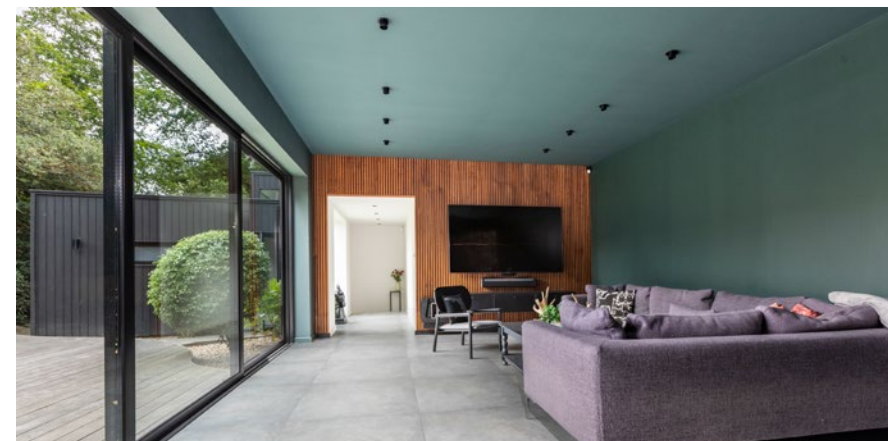
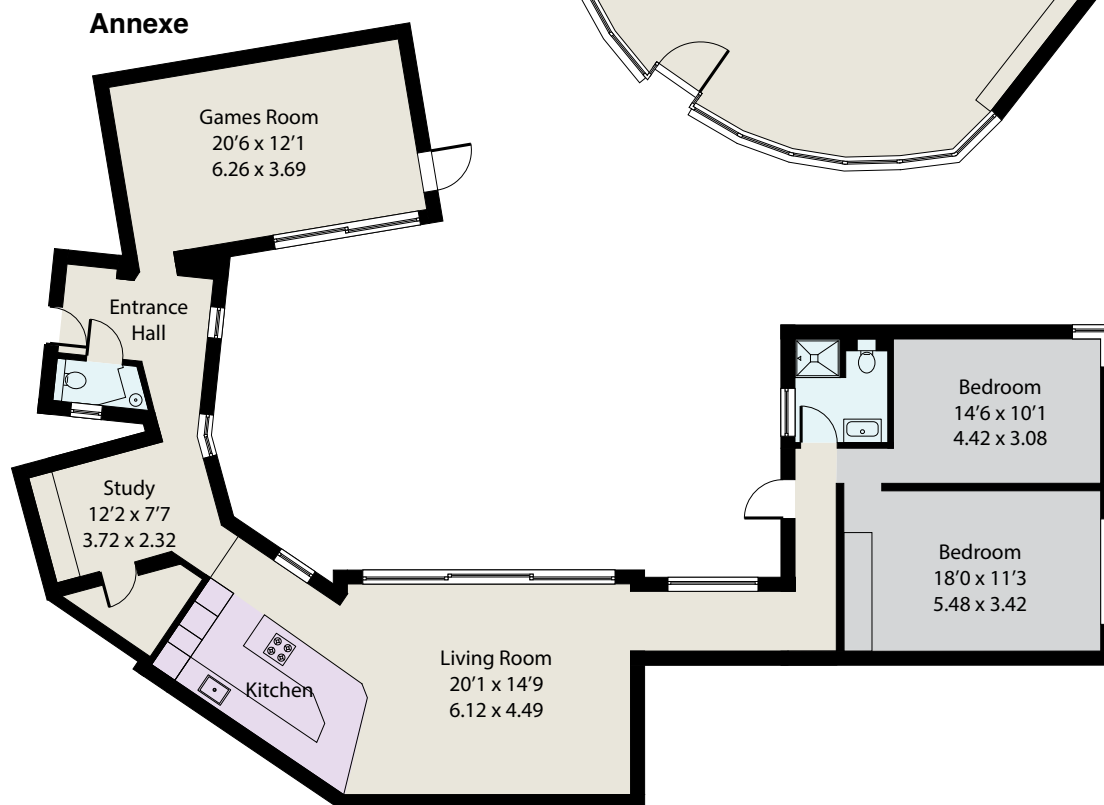
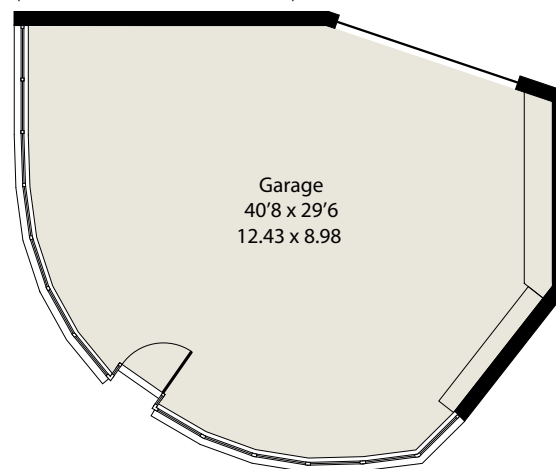
SERVICES:

Mains gas, electric & water

Private drainage

Garage

(Not shown in actual location)





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