



3 GATCOMBE CRESCENT

ASCOT

BUCKINGHAM



# 3 Gatcombe Crescent

Ascot • Berksire

SL5 7HA

£1,295,000

Freehold

A beautifully presented five bedroom detached home offering outstanding family accommodation and enjoying a very private garden, in a highly sought after location close to Ascot Racecourse.

- |                                       |                                          |
|---------------------------------------|------------------------------------------|
| • SUPERB MODERN FAMILY HOME           | • FIVE DOUBLE BEDROOMS, TWO EN SUITE     |
| • EXCELLENT FAMILY/ENTERTAINING SPACE | • PRIVATE GARDEN, DOUBLE GARAGE          |
| • SHORT WALK TO ASCOT RACECOURSE      | • CLOSE TO HIGH STREET & RAIL STATION    |
| • LONDON WATERLOO FROM 55 MINS        | • COUNCIL TAX BAND G, ALL MAINS SERVICES |

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • ORANGERY • KITCHEN/ BREAKFAST ROOM • UTILITY ROOM • MASTER & GUEST BEDROOM SUITES • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • DRIVEWAY TO DETACHED DOUBLE GARAGE • GARDEN

## Description

3 Gatcombe Crescent offers bright & airy accommodation which has been greatly improved by the current owners to include an excellent Orangery & lovely newly fitted kitchen/breakfast room; providing close to 3,000 square feet of accommodation in total this property offers excellent family space, plus a very private rear garden in a sought after modern development. In our opinion this property is most definitely an opportunity not to be missed.

## Directions

From Ascot Rail Station turn left onto Station Hill and at the mini roundabout at the top turn left onto the High Street & proceed ahead with the racecourse to your right hand side; at the Heatherwood roundabout take the right hand lane and come off at the third exit to proceed onto Windsor Road, take the second exit at the next roundabout to continue on Windsor Road and after approximately half a mile turn left into Kennel Avenue. Turn left onto Burleigh Road and shortly after passing the left turn for Walton Drive, turn right into Gatcombe Crescent where the property will be found immediately on the left.

**Approximate Gross Internal Floor Area :**

|              |                                 |
|--------------|---------------------------------|
| Ground Floor | 136.67 sq m / 1471 sq ft        |
| First Floor  | 122.46 sq m / 1318 sq ft        |
| <b>Total</b> | <b>259.13 sq m / 2789 sq ft</b> |



EPC: C75.  
All Mains 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: 3GB011709253 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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