



CHATTERTON | REES

47 Halfpenny Lane, Ascot, SL5 0EG  
Guide price £949,950

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# 47 Halfpenny Lane

Ascot, SL5 0EG

Guide price £949,950

- Three Bedrooms
- Stunning Garden
- Very well finished
- Two Bathrooms
- Off Street Parking
- Amazing location

A beautifully finished, redeveloped home completed in 2022, offering just under 1,500 sq ft of well-designed accommodation arranged over three floors.

The ground floor enjoys a wonderfully open yet homely feel, featuring a bay-fronted reception room with fireplace, flowing through to a dining area. To the rear is a stunning modern kitchen with a central island, complemented by a separate utility room. Bi-fold doors open directly onto an immaculate garden, creating an excellent space for both everyday living and entertaining.

The first floor comprises two generous double bedrooms and a stylishly finished family bathroom, complete with both bath and separate shower. The top floor hosts an impressive loft bedroom with its own en-suite shower room, providing a fantastic principal suite or guest space.

Halfpenny Lane is perfectly positioned in the heart of Sunningdale, just a few minutes' walk from the station, with an excellent selection of local shops, cafés and a large Waitrose close by.



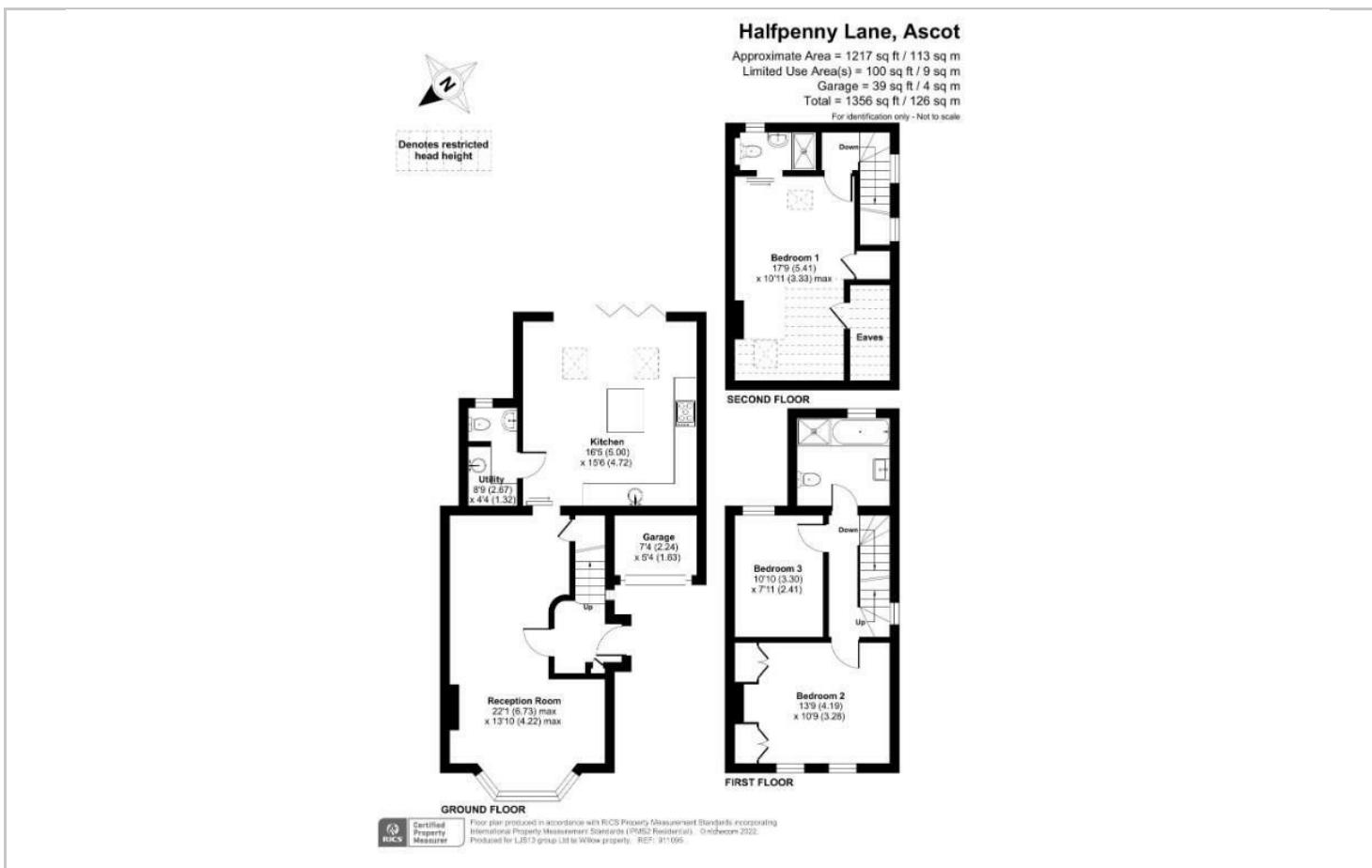


## Directions

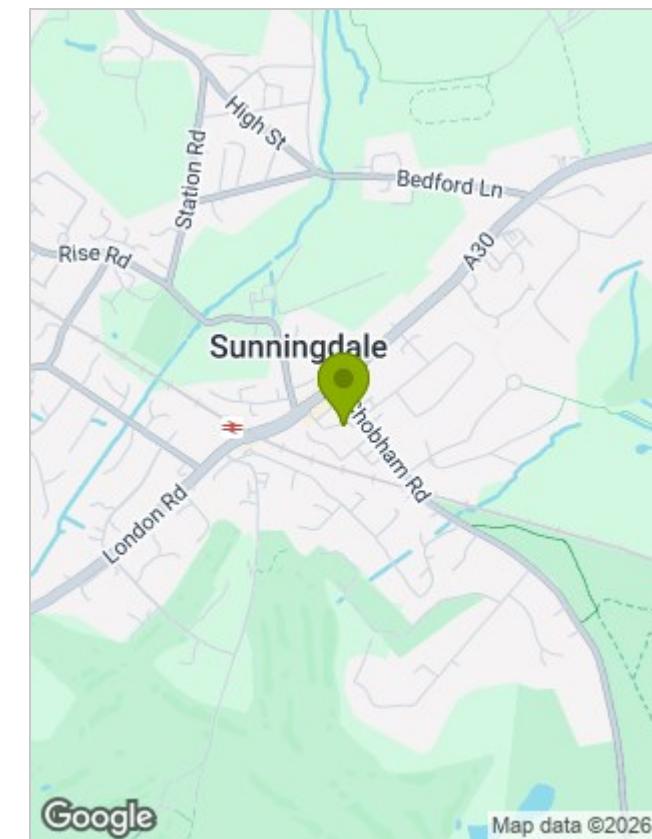




## Floor Plans



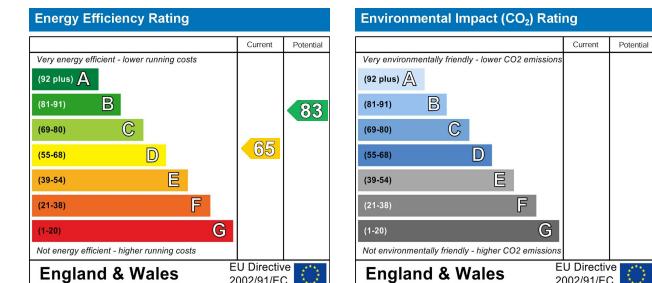
## Location Map



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.