



CHATTERTON | REES



Springbank New Road, Ascot, SL5 8QB

£3,150





# Springbank New Road

- Four Bedrooms
- Two Bathrooms
- Study
- Driveway
- Four Receptions
- W/C
- Modern
- Close To Local Shops

A spacious four bedroom detached home with four reception rooms and driveway parking.

The ground floor features a modern kitchen with a central island, a dining room, study, and a formal living room, along with a convenient downstairs WC.

Upstairs, there are four bedrooms, three of which are generous doubles with fitted wardrobes. The principal bedroom benefits from an en suite, while the remaining rooms are served by a well-appointed family bathroom.

Externally, the property offers ample driveway parking and side access leading to a rear garden, complete with a substantial outhouse.

New Road is ideally situated close to Ascot Racecourse and the Royal Ascot Golf Club. Additional nearby attractions include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Wentworth Club, Windsor Castle, and Windsor Great Park.

The area is well served by a range of highly regarded schools, including Charters, Heathfield, Lambrook, LVS, Papplewick, and St Francis. Ascot railway station provides regular services to London Waterloo, Reading, and Guildford, while the M3, M4, and M25 motorways, as well as Heathrow Airport, are all easily accessible.

Photos are AI-generated; the property is unfurnished.

Deposit £3,634. Holding Deposit £726. EPC D. Council Tax Band F.

£3,150

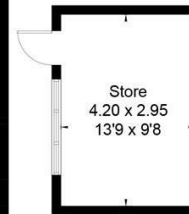
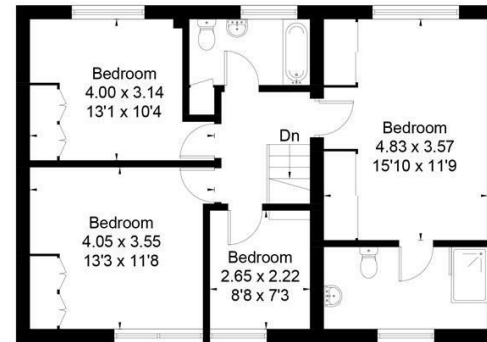
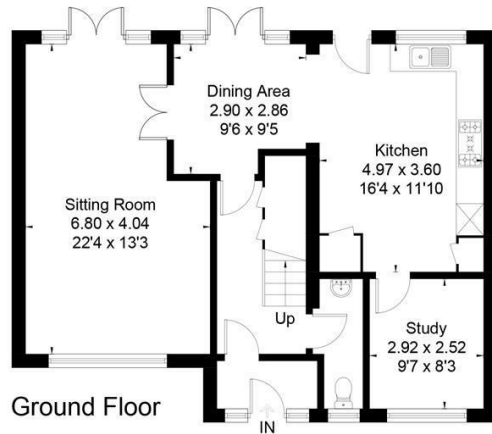






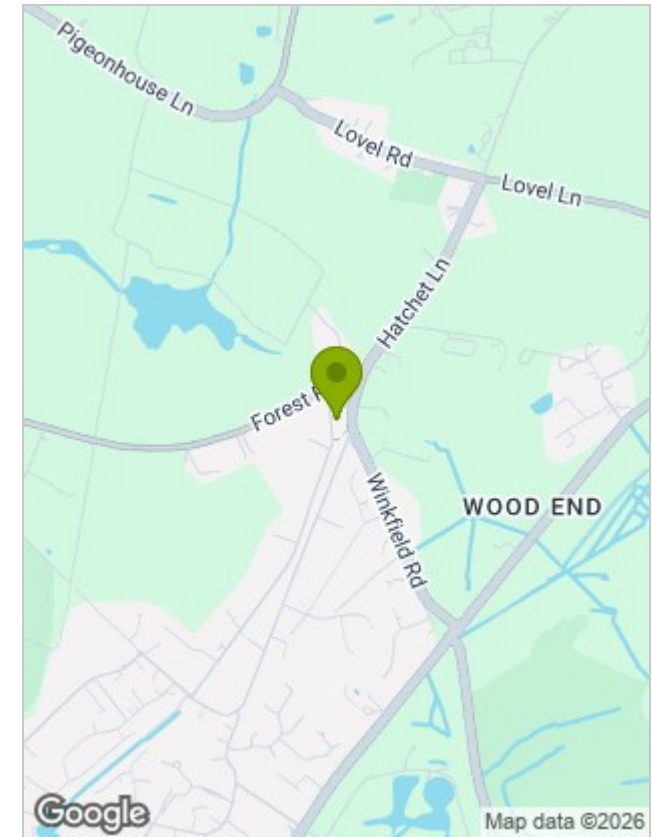
## Floor Plans

Approximate Floor Area = 144.1 sq m / 1551 sq ft  
 Store = 12.4 sq m / 133 sq ft  
 Total = 156.5 sq m / 1684 sq ft

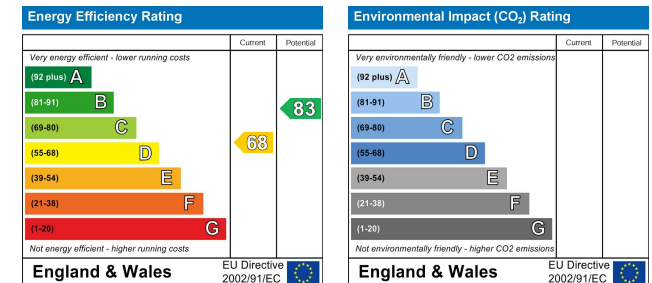


(Not Shown In Actual Location / Orientation)

## Location Map



## Energy Performance Graph



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105747

## 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.

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.

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