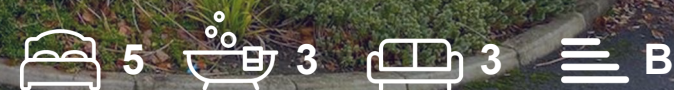




CHATTERTON | REES



Hazeltine Llanvair Close, Ascot, SL5 9HX









# Hazeltine Llanvair Close

- Detached
- Five Bedrooms
- Double Garage
- Gated
- Three Bathrooms
- Games/Media Room

Nestled in the serene and sought-after area of Llanvair Close, Ascot, this stunning detached house offers an exceptional living experience. Built in 2019, the property boasts a generous 4,283 square feet of well-designed space, perfect for modern family living.

Upon entering, you are greeted by three elegant reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully crafted to ensure a seamless flow throughout the home, making it ideal for hosting gatherings or enjoying quiet family evenings.

The property features five spacious bedrooms, each designed to offer comfort and privacy. With three well-appointed bathrooms, morning routines and family life are made effortless, catering to the needs of a busy household.

The contemporary design and high-quality finishes throughout the home reflect a commitment to luxury and style. Large windows allow natural light to flood the interiors, creating a warm and inviting atmosphere.

Hazeltine is situated in a quiet and secluded cul de sac on Llanvair Close with close proximity to both Ascot and Sunninghill High streets. Nearby schools include Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's.

Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Ascot and Sunningdale has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.



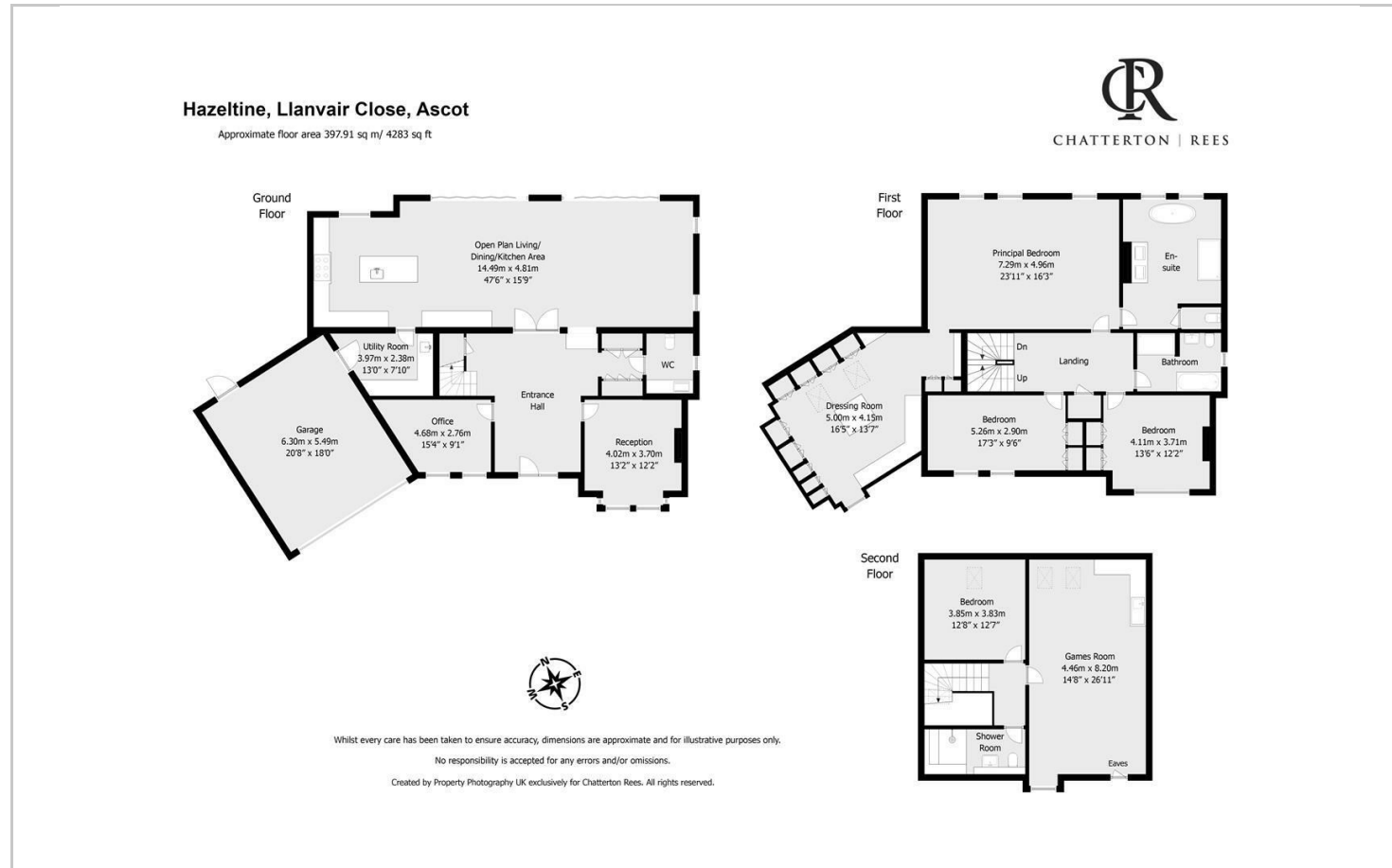




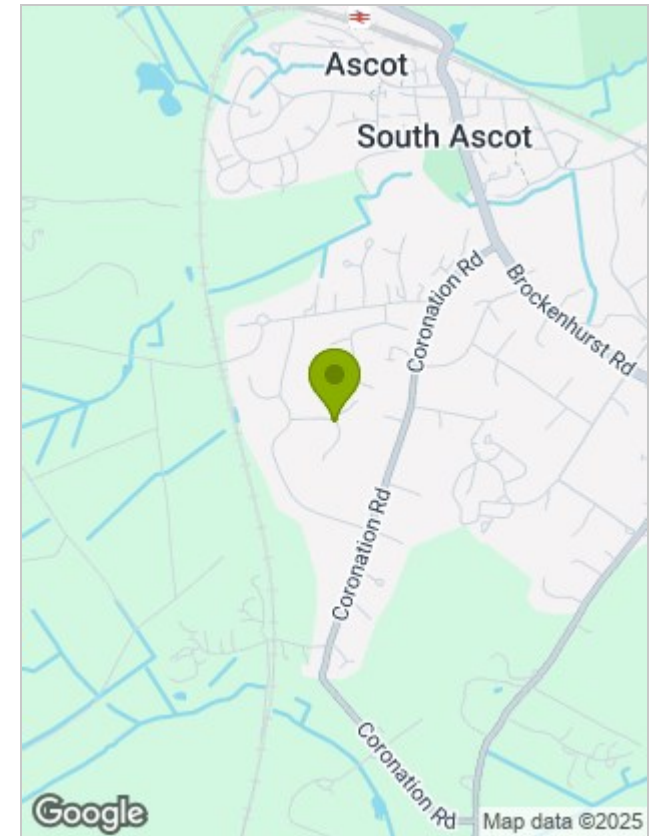




## Floor Plans



## Location Map



### Energy Performance Graph

### Energy Efficiency Rating

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs	92 plus		91
A	81-91		
B	69-80		
C	55-68		
D	39-54	87	
E	21-38		
F	1-20		
G			
Not energy efficient - higher running costs			

EU Directive 2002/81/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Score Range	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92 plus		91
A	81-91		
B	69-80		
C	55-68		
D	39-54	87	
E	21-38		
F	1-20		
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

EU Directive 2002/81/EC

## 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.