



CHATTERTON | REES



23 Seymour Drive, Ascot, SL5 8FX  
Guide price £1,750,000

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# 23 Seymour Drive

Ascot, SL5 8FX

- Four Double Bedrooms
- Charles Yorke Kitchen
- Double Garage & Driveway Parking
- Four Bathrooms
- Built by Berkeley Homes
- Wrap Around Plot

A four double bedroom, four bathroom property with driveway parking, double garage and wrap-around garden recently built by Berkeley Homes.

The ground floor includes a welcoming entrance hall, a spacious sitting room with double doors to the garden and a study/snug at the front of the house. The open plan kitchen/dining room is positioned at the rear with access directly out to the garden. A separate utility room and a downstairs cloakroom complete the ground floor.

Upstairs, the house offers four well-proportioned bedrooms. The main bedroom features built-in walk-in wardrobes and an en-suite bathroom. Bedroom two and three also has their own en-suite bathrooms, while the remaining bedroom is served by a well-appointed family bathroom.

The property benefits from a private rear garden, mostly laid to lawn with a patio area ideal for outdoor dining. To the front, there is a driveway providing off-street parking, along with a detached double garage offering further parking or storage.

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.

EPC rating B. Council Tax band G. Service Charge £1,000pa.

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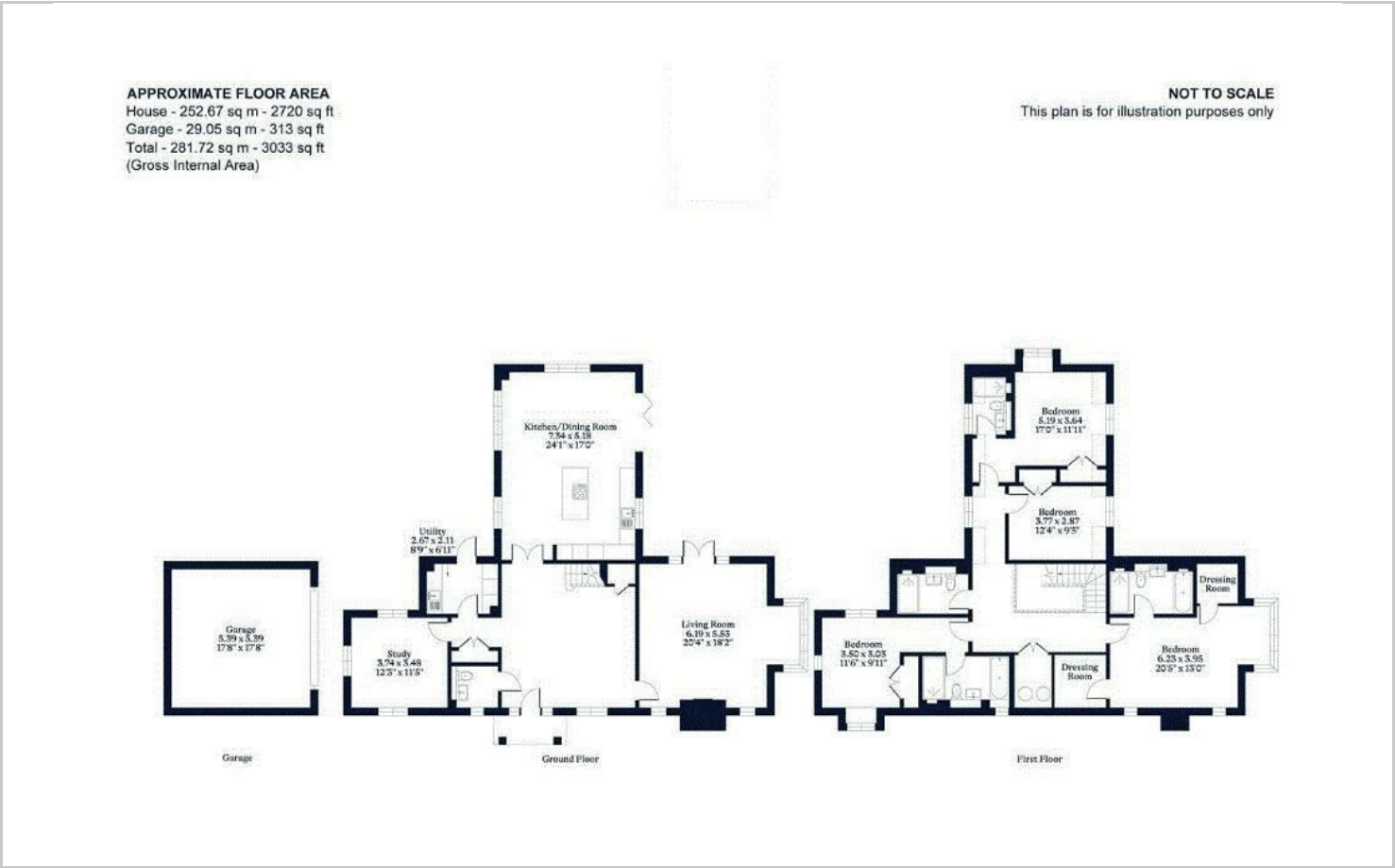
**Directions**



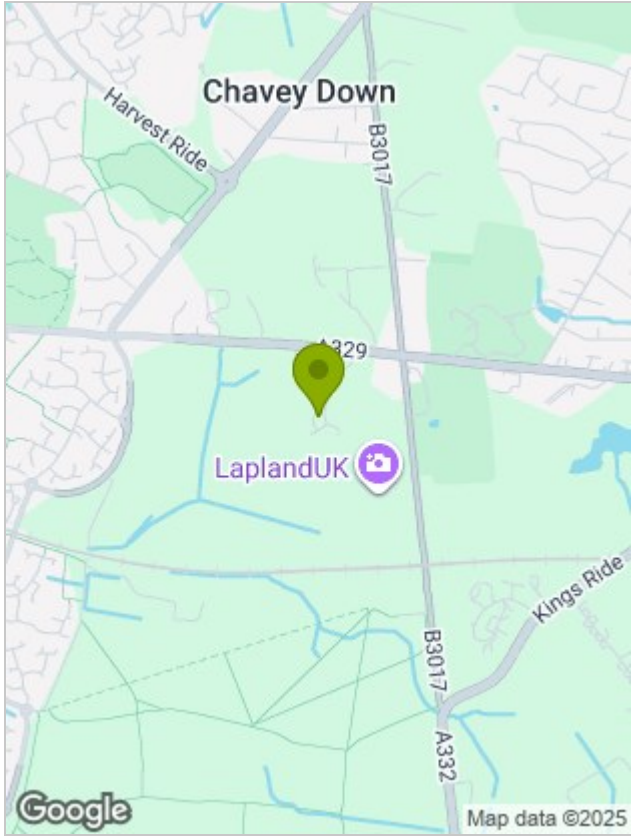




Floor Plans



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.

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.

Energy Performance Graph

