



CHATTERTON | REES



The Tudor Cottage Priory Road, Ascot, SL5 9RQ

Guide price £2,450,000

A beautiful five bedroom home on one of Sunningdale's most sought after roads. Tudor Cottage is set on a well-maintained and private plot with a double gated in and out driveway, space for parking, and a garage.

The ground floor of the house has two large reception rooms, a study and an excellent kitchen and dining room to the rear that opens on to an undercover outdoor terrace and BBQ area.

The first floor is laid out as four huge bedrooms and one walk-in wardrobe, which is the fifth bedroom and can easily be used for the same purpose as it has two entrances. Four bedrooms each have their own en suite and plenty of space for storage and the added benefit of great ceiling heights.

The house has a separate one bedroom annexe to one side of the plot with a separate living room and kitchen which is great for guests or staff. The architecture of Tudor Cottage is truly stunning whilst not being listed allowing an owner to make any changes without permission.

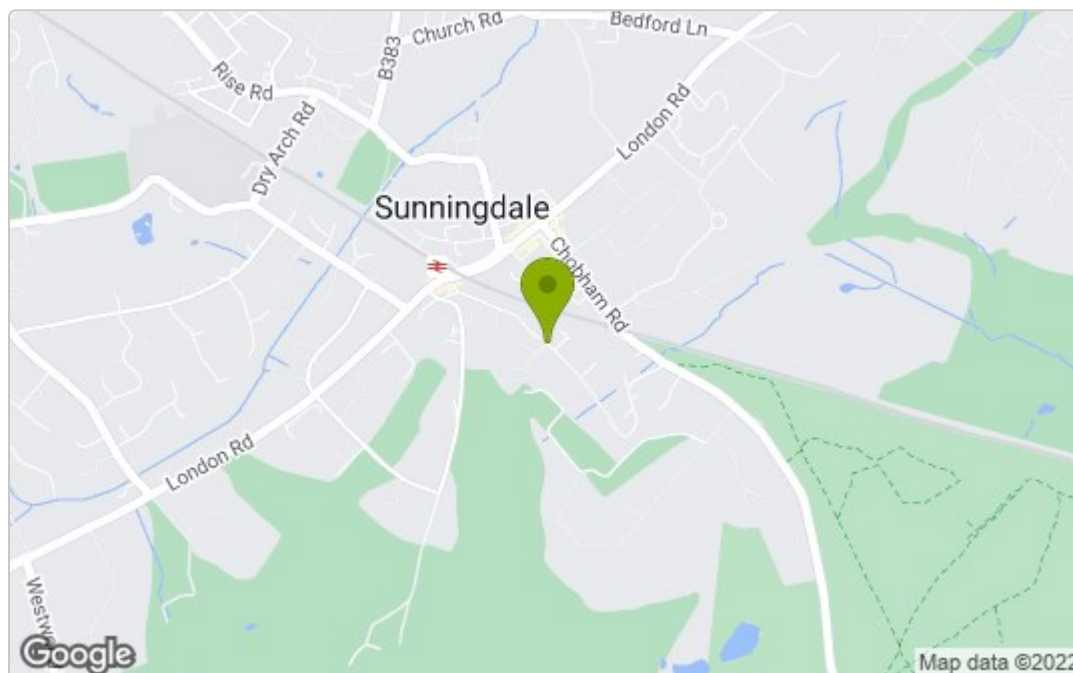
The location is brilliant being only moments from the station and a large Waitrose as well as a number of restaurants and pubs. Chobham Common is very close for long walks and you are very well situated for Schools and some of the country's best golf clubs.

Floor Plan



Approximate Area = 394.8 sq m / 4250 sq ft
Basement = 21.7 sq m / 233 sq ft
Annexe = 37.6 sq m / 405 sq ft
Garage = 24.2 sq m / 260 sq ft
Total = 478.3 sq m / 5148 sq ft
Including Limited Use Area (12.4 sq m / 133 sq ft)
For identification only. Not to scale.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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