



CHATTERTON | REES



## 7 Whitmore Lane, Ascot, SL5 0NS

**Guide price £750,000**

A stunning house in the heart of Sunningdale Village. This three bedroom home has been refurbished to a great standard throughout with plenty of living space.

The ground floor includes a large kitchen that extends to the rear allowing for a perfect sofa and tv area that opens out via bi fold doors on to a beautiful and large garden which gets plenty of sunshine throughout the day. There is a bay front reception room with centralised fireplace to the front and a dining room in the middle of the house.

The first floor has three bedrooms and one large bathroom suite with freestanding bath and large walk in shower, There is huge potential to increase the size and add value to the house by extending in to the loft area subject to relevant PP where necessary.

Some excellent extras that you get with this house are a rarity of off street parking and a summer house at the end of the garden fully quipped with power supply that could make an ideal office space. As well as being close to Sunningdale station, Waitrose and some very well respected schools it is a great option for anyone.

Located in a pretty residential lane and conveniently positioned to take advantage of all local facilities with access to both Sunningdale 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 Plan



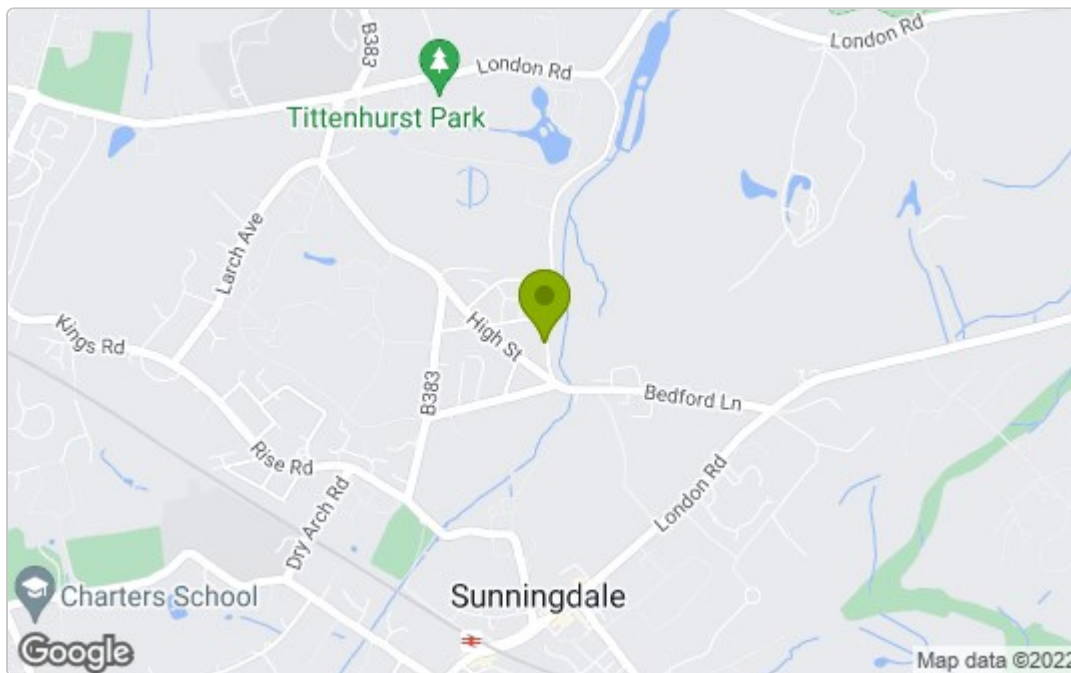
Approximate gross internal floor area 102.2 sq m/ 1100 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

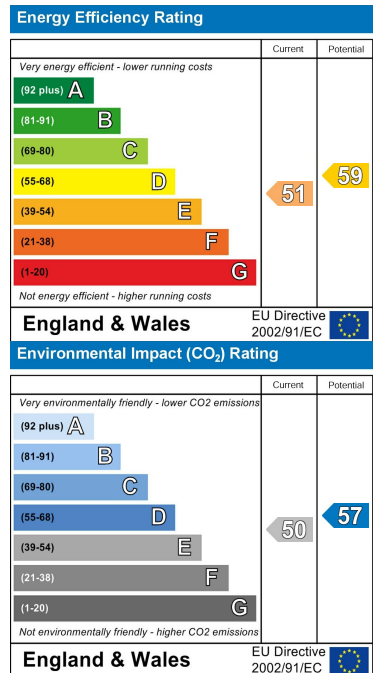
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## Area Map



## Energy Efficiency Graph



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