



CHATTERTON | REES



The Coach House Wells Lane, Ascot, SL5 7DY
Guide price £1,999,950





The Coach House Wells Lane

Ascot, SL5 7DY

- Four Bedrooms
- Double Garage with Annex above.
- Significant loft space with potential to convert STPP
- Four Bathrooms
- Gated
- Detached

Nestled in the charming locale of Wells Lane, Ascot, this exquisite detached house offers a perfect blend of elegance and comfort. Spanning an impressive 3,892 square feet, the property boasts an abundance of space, making it ideal for families or those who enjoy entertaining.

Upon entering, you are greeted by three beautifully appointed reception rooms, each designed to create a warm and inviting atmosphere. These versatile spaces can be tailored to suit your lifestyle, whether you prefer a formal sitting room, a cosy family area, or a sophisticated dining room for hosting guests.

The residence features four generously sized bedrooms, providing ample accommodation for family and visitors alike. The thoughtful layout of the home allows for both relaxation and functionality, catering to the needs of modern living.

One of the standout features of this property is the delightful walled garden, offering a serene outdoor retreat. This private space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

Coach House is situated on Wells Lane with close proximity to Ascot High street. 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.

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Directions





Floor Plans

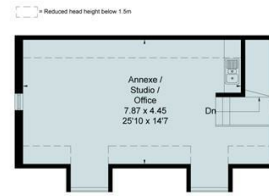
Main House = 266.2 sq m / 2865 sq ft
 Loft Space = 113.1 sq m / 1217 sq ft
 Annexe = 51.4 sq m / 553 sq ft
 Garage = 44.0 sq m / 474 sq ft
 Total = 474.7 sq m / 5109 sq ft



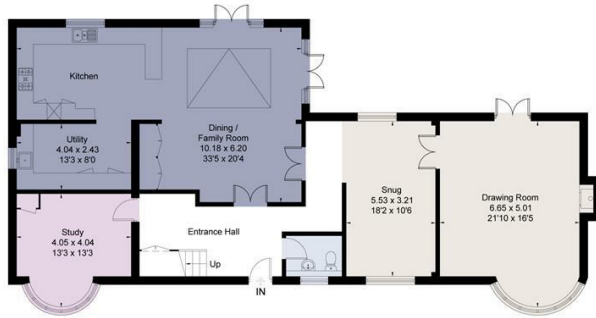
Second Floor



Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)



Annexe - First Floor
(Not Shown In Actual Location / Orientation)



Ground Floor

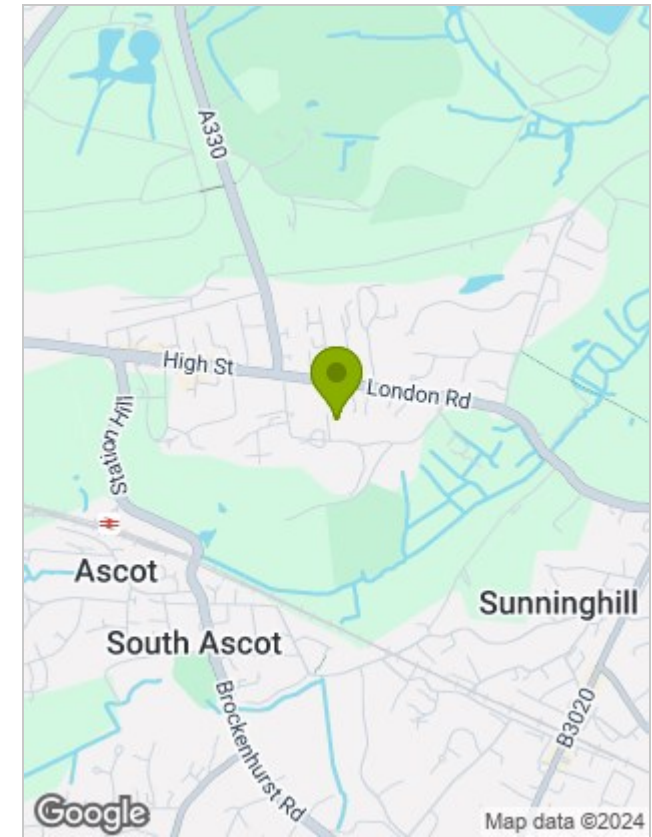


First Floor

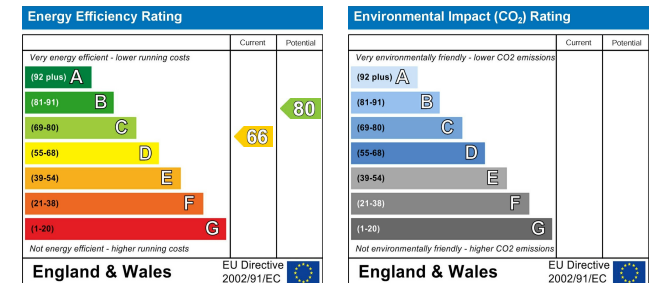


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76685

Location Map



Energy Performance Graph



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.