



BELLBIRD HOUSE

ASCOT

BUCKINGHAMS





# Bellbird House

Silwood Close • Ascot • Berkshire • SL5 7DX

£2,500,000

Freehold

An attractive and excellently presented gated five bedroom family home offering excellent accommodation over three floors, enjoying a private & mature plot of almost half an acre.

- EXCELLENT LIVING SPACE
- FOUR FIRST FLOOR BEDROOM SUITES
- PRIVATE GARDENS, 0.477 ACRE PLOT
- LONDON WATERLOO FROM 56 MINS
- FOUR RECEPTION ROOMS
- TOP FLOOR GAMES ROOM/FIFTH BEDROOM SUITE
- ASCOT CENTRE & STATION WITHIN 2/3 OF A MILE
- COUNCIL TAX BAND H

RECEPTION HALL • CLOAKROOM, STUDY • DRAWING ROOM • FAMILY ROOM • KITCHEN/  
BREAKFAST ROOM • CONSERVATORY/DINING ROOM • UTILITY ROOM • IMPRESSIVE MASTER  
BEDROOM SUITE • THREE FURTHER BEDROOM SUITES • TOP FLOOR FIFTH BEDROOM/GAMES  
ROOM WITH EN SUITE SHOWER • DETACHED DOUBLE GARAGE • LARGE MATURE GARDENS

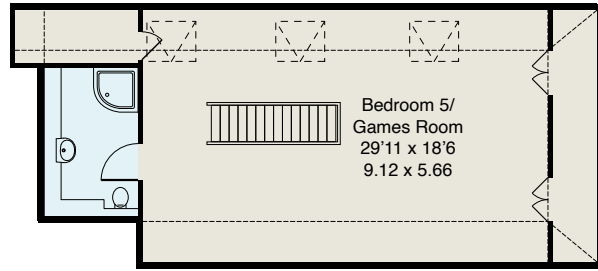
## Description

Bellbird House was individually designed & built in 2002 to a superb standard including all concrete floors with underfloor gas central heating, to provide very spacious, well planned accommodation which is equally suited for modern family living and entertaining; the current owners have altered and enhanced the interior to create a truly excellent home, which enjoys a high degree of privacy on a generous plot which we have measured at 0.477 acres. The location is also ideal, Silwood Close being a quiet, no through road yet within an easy walk of Ascot High Street and Rail Station.

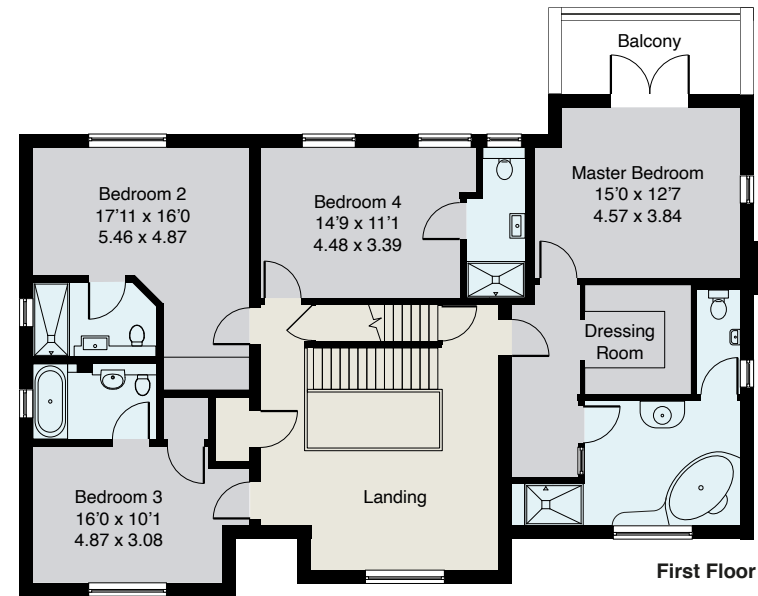
## Directions

From Ascot Rail Station turn left onto Station Hill, proceed up the hill and at the roundabout turn right onto Ascot High Street. At the end of the High Street proceed over the roundabout onto London Road and after approximately a quarter of a mile turn left into Cheapside Road. After a further quarter mile, opposite the gates to the Old Mile of Ascot Racecourse, the turning for Silwood Close will be found on the right; Bellbird House is a short way along on the left.

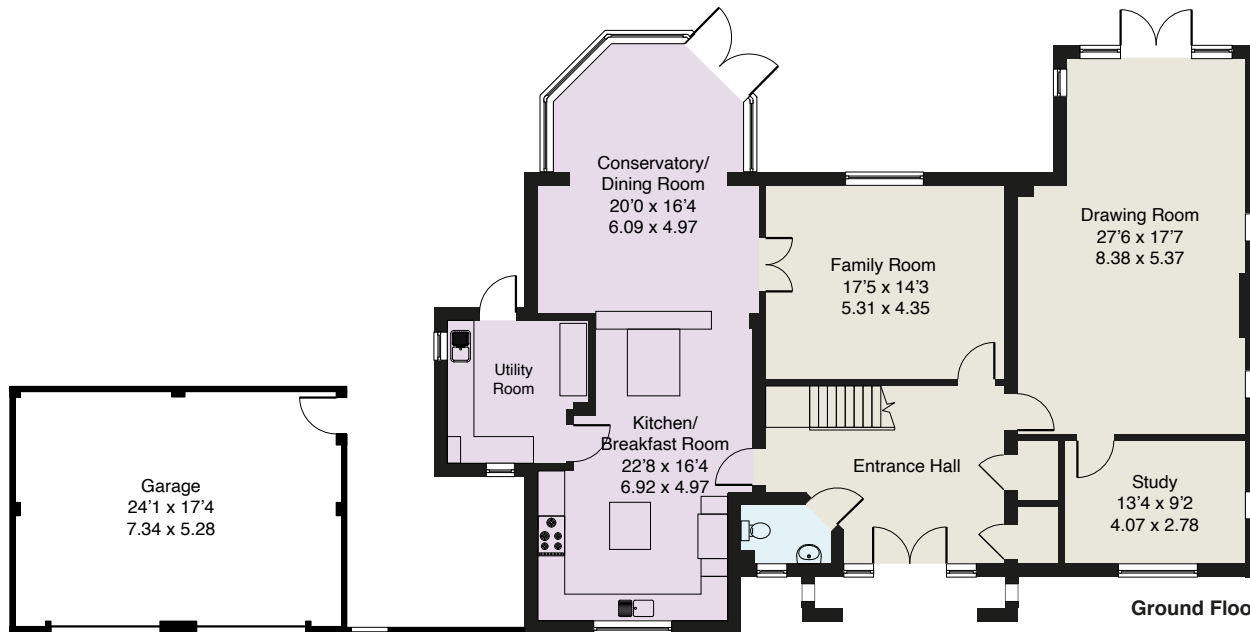
**Approximate Gross Internal Floor Area :**  
 Ground Floor 170.97 sq m / 1840 sq ft  
 First Floor 149.09 sq m / 1605 sq ft  
 Second Floor 44.62 sq m / 480 sq ft  
 Garage 38.76 sq m / 417 sq ft  
**Total 403.44 sq m / 4342 sq ft**



**Second Floor**



**First Floor**



**Ground Floor**



EPC: D65.

**Important Notice**  
 These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: BB012509233 HPI ©2023 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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