



CLYTHA
SOUTH ASCOT

BUCKINGHAMS



Clytha

Coronation Road • South Ascot • Berks • SL5 9LP

£1,875,000

Freehold

A unique three storey character family home enjoying mature gardens on a wonderful private plot approaching an acre in a highly sought after location.

- LOVELY INDIVIDUAL CHARACTER HOME
- MATURE & PRIVATE GARDENS
- DETACHED OFFICE/ANNEXE
- LONDON WATERLOO FROM 56 MINUTES
- FIVE BEDROOMS, FOUR RECEPTION ROOMS
- GROUNDS MEASURING 0.83 ACRES
- EASY ACCESS TO ASCOT RAIL STATION
- COUNCIL TAX BAND H, ALL MAINS SERVICES

RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • GARDEN ROOM • KITCHEN/
BREAKFAST ROOM • FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM WITH EN SUITE BATHROOM
• GUEST BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER BEDROOMS • FAMILY
BATHROOM • DETACHED DOUBLE GARAGE • DETACHED BARN/ANNEXE • MATURE GROUNDS

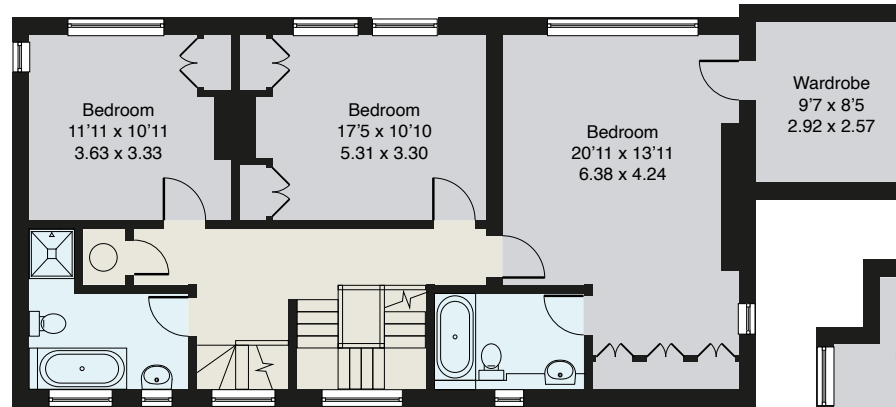
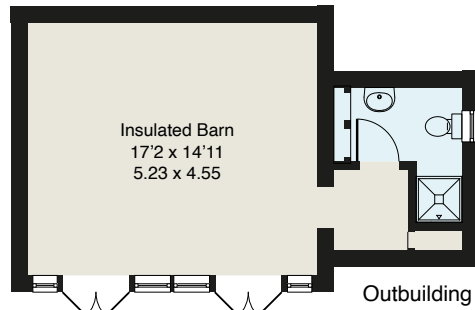
DESCRIPTION

Clytha presents a truly excellent opportunity; whether a purchaser wishes to have a lovely character home which they can update and alter to their own specifications, or if one were searching for the ideal location to have a brand new home built within superb private grounds this property could be perfect, with gardens totalling 0.83 acres there are tremendous possibilities. In our view this property is a 'must see'.

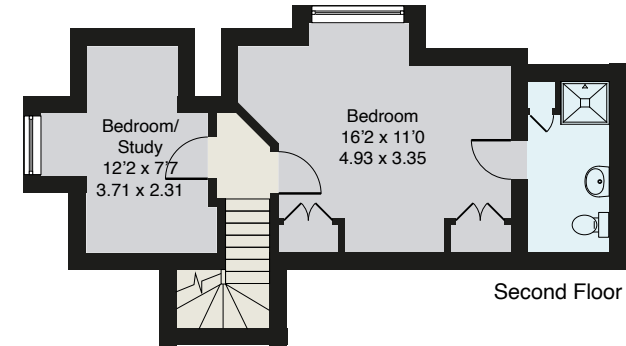
DIRECTIONS

From Ascot Rail Station turn right onto Station Hill and proceed under the bridge onto Brockenhurst Road. After passing the shopping parade and the recreation ground on the right, turn right into Coronation Road; after passing St Francis Church on the left and the left turning for Horsegate Ride, the driveway entrance to Clytha will be found a short distance along on the right.

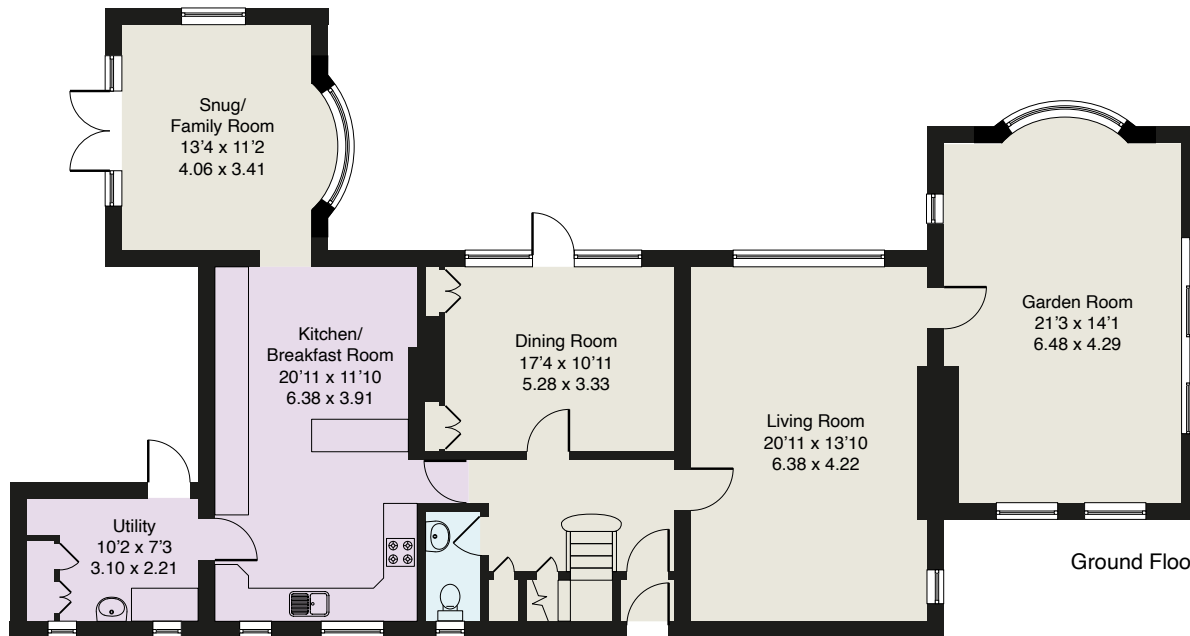
Approximate Gross Internal Floor Area :
 House 262.01 sq m / 2821 sq ft
 Garage 35.79 sq m / 385 sq ft
 Outbuilding 31.40 sq m / 338 sq ft
Total 329.20 sq m / 3544 sq ft



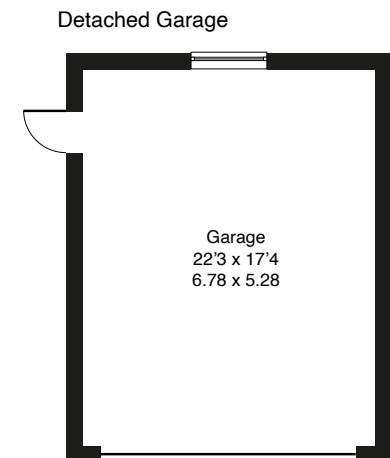
First Floor



Second Floor



Ground Floor



EPC: D61.
ALL MAINS SERVICES

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: 11RB010804243 HPI ©2024 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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