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St. Johns Road  
Ascot,

Johnson & Jones



# Ashdown St. Johns Road Ascot, SL5 7NH

**Guide Price £800,000**

It is very rare to find the dream family cul-de-sac within this price range, which is why we are so excited to welcome Ashdown to the market, nestled quaintly within a stunning mature treeline, giving such a wonderful feeling of seclusion. With only seven neighbours within the close there is certainly an air of exclusivity with a wonderful family feel.

The property boasts four generously sized bedrooms, three of which are equipped with fitted wardrobes, while the master bedroom features a convenient en-suite with a walk-in shower. The family bathroom on the first floor is tastefully designed with neutral tiling and a white three piece suite, complete with a shower over the bath.

On the ground floor, you will discover a dedicated study, ideal for those who work from home, which could also serve as a fifth bedroom if needed. The kitchen is a true highlight, featuring a beautiful range cooker that takes centre stage, while the expansive laundry room runs almost the length of the house with doors at each end, making it an ideal boot room after a winters day at the park. The cosy lounge, with its French doors leading to the rear garden, boasts a lovely feature fireplace, and an additional reception room currently serves as a playroom.

Externally, the property offers parking for three vehicles, with a large lawned front garden that could accommodate even more if required. The integrated garage provides additional convenience, with a rear door leading to the patio. The garden is nothing short of spectacular, bordered by mature trees and offering complete privacy with no neighbours to the rear. There is a bespoke patio which makes for the perfect entertaining space.

Furthermore, a timber clad detached outbuilding blends seamlessly into the surroundings, equipped with power, lighting, and broadband, great for those who need more of a dedicated work space. Alternatively this space could well make a perfect home bar or even a gym for the fitness enthusiast.

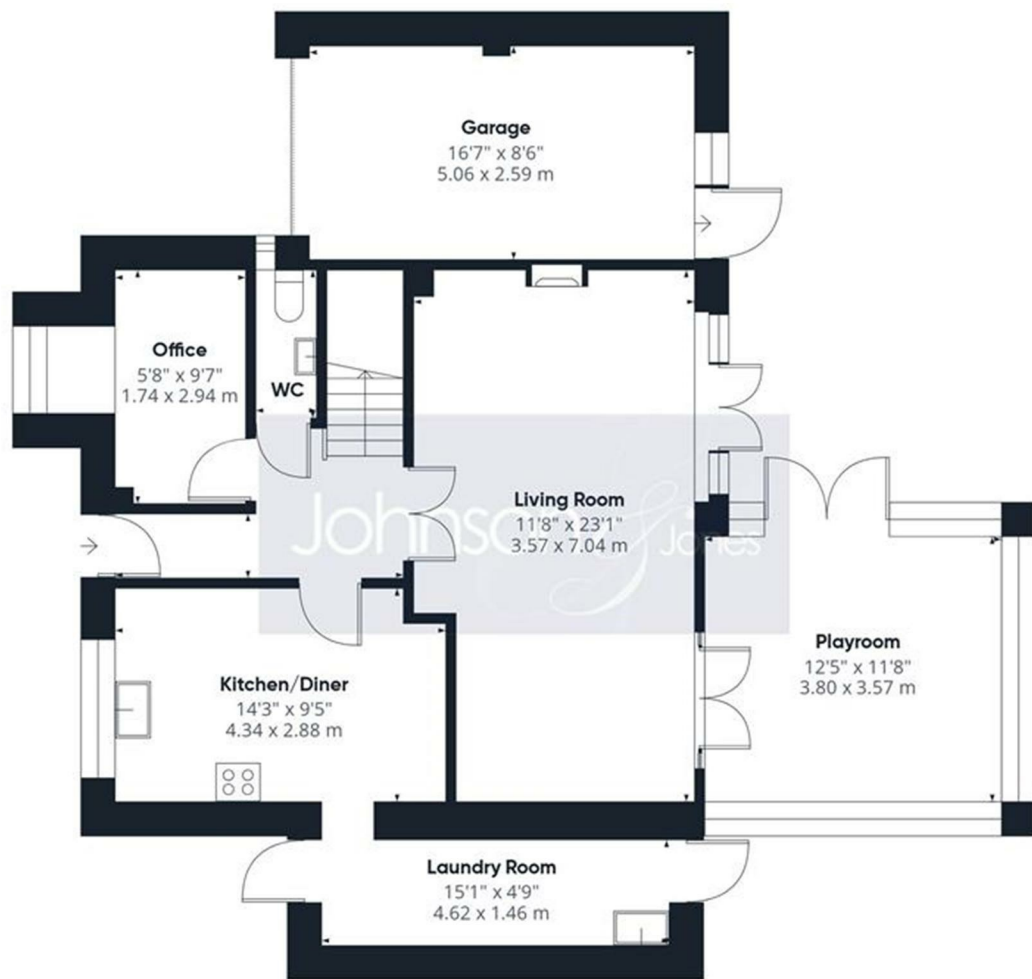


Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.

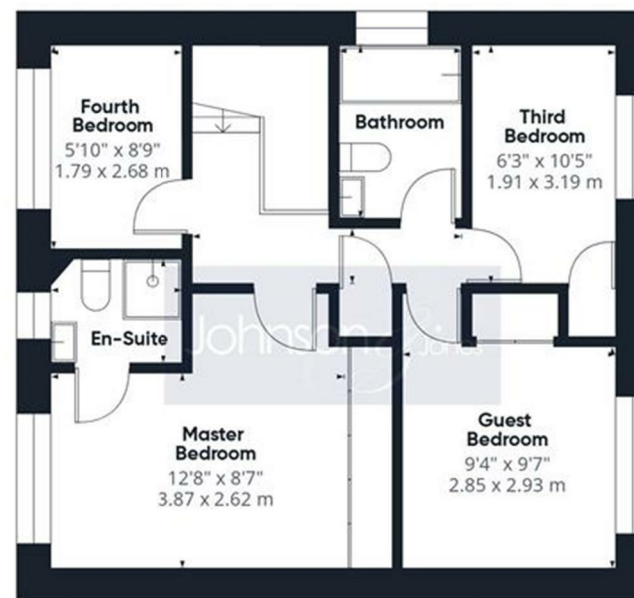








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1517 ft<sup>2</sup>

140.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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10 London Street, Chertsey  
Surrey, KT16 8AA

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