



Swinley Edge, Coronation Road, Ascot, Berkshire

STRUTT & PARKER
BNP PARIBAS GROUP 

Swinley Edge Coronation Road, Ascot, Berkshire, SL5 9LG

A superb development opportunity in one of Ascot's premier roads

M3 (Jct 3) 3 miles, M25 (Jct 12) 7.4 miles, M4 (Jct 6) 9.5 miles, Ascot Station 1.3 miles (London Waterloo 57 minutes), Sunningdale Station 3 miles (London Waterloo 51 minutes), Windsor 8.3 miles, Heathrow Airport (T5) 11.7 miles, Central London 32 miles

Reception hall | Sitting room | Dining room
Study | Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom suite with balcony | 4 Further bedrooms (1 with access to balcony) | Family bathroom | Separate WC
Detached double garage | Store rooms
Gardener's WC | Gardens and grounds
Woodland | In all, about 9.7 acres | EPC rating E

The property

Set within almost ten acres of beautiful mature gardens and grounds, Swinley Edge is a detached period house that has been in same family since its construction in 1938. Enjoying a secluded and tranquil setting, the house offers spacious accommodation set out over two floors and subject to planning permission, presents an increasingly rare opportunity for replacement by a new, individually designed house.

Alternatively, it offers an excellent opportunity for comprehensive refurbishment and extension (subject to planning permission). It is worth noting that whilst the property sits within the Metropolitan Greenbelt area, the existing house has not been extended previously and is sold with full permitted development rights.

The vendors have commissioned details of a number of schemes that have been designed to take into account both the National Planning

Policy Framework and Bracknell Forest Borough Council's adopted and emerging development plan policies. Briefly, each scheme was assessed from a particular type of purchaser's viewpoint. Some options include the refurbishment of the existing property, duly extended for those wanting to keep the existing property with its character features and others designed to accommodate a purchaser who requires a complete rebuild on site to create their own bespoke house.

There would seem to be a number of different alternatives that are possible; purchasers are therefore advised to take their own specific professional planning advice. (The vendors are happy to discuss some of the options with the purchaser, if requested).

Outside

The beautiful grounds are undoubtedly a fine feature of the property and include wooded areas with paths providing wonderful walks, areas of lawn, an old herbaceous border, a vegetable garden, and bowling green. A wide variety of mature trees and shrubs provide year-round interest, with an explosion of seasonal colour provided by a profusion of Rhododendrons.

To the front, the property is approached via a sweeping driveway culminating in an extensive turning circle that affords access to the double garage and provides parking for numerous vehicles.



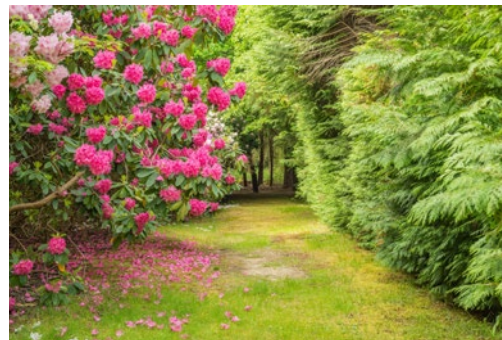
Location

Swinley Edge enjoys a semi-rural Green Belt location yet is within easy reach of the day-to-day amenities provided by Ascot, Sunninghill and Sunningdale. The nearby towns of Windsor, Guildford, Camberley and Bracknell offer more extensive shopping, leisure and cultural facilities.

The area has a rural and leafy feel yet is perfectly positioned for easy access to the M3 motorway which provides road-users a direct route to the major road networks including the M25 for access to Heathrow Airport. Regular rail services to London are available from Ascot and Sunningdale stations.

There is a superb choice schools in the vicinity, in both the state and independent sectors, including Charters School, The Marist Schools, St Georges, St Mary's, Papplewick, and Hall Grove, along with the ACS International School in Egham.

Sporting facilities in the area include prestigious golf clubs including Swinley Forest (just 0.3 miles away from the property) Wentworth, Sunningdale, and The Berkshire; horse racing at Ascot and Windsor; horse riding on Chobham Common and in Windsor Great Park. Attractions for the family include Windsor Castle, Legoland, the 4,800 acre Windsor Great Park, Virginia Water Lake and Savill Garden. The region also boasts some of the finest restaurants including Pennyhill Park and Coworth Park.





Directions

With From Strutt & Parker's Ascot office on your right, proceed to the mini roundabout and turn right into Station Hill. Continue down the hill, passing the railway station, and through South Ascot. Immediately after passing the playing fields on the right, turn right into Coronation Road and follow the road for approximately 0.7 miles. Swinley Edge will be found on the right hand side, just before the right hand turn into Bodens Ride.

General

Local Authority: Bracknell Forest Council - Tel. 01344 352000
Services: Mains gas, electricity, water and drainage.
Council Tax: Band H
Tenure: Freehold

Ascot

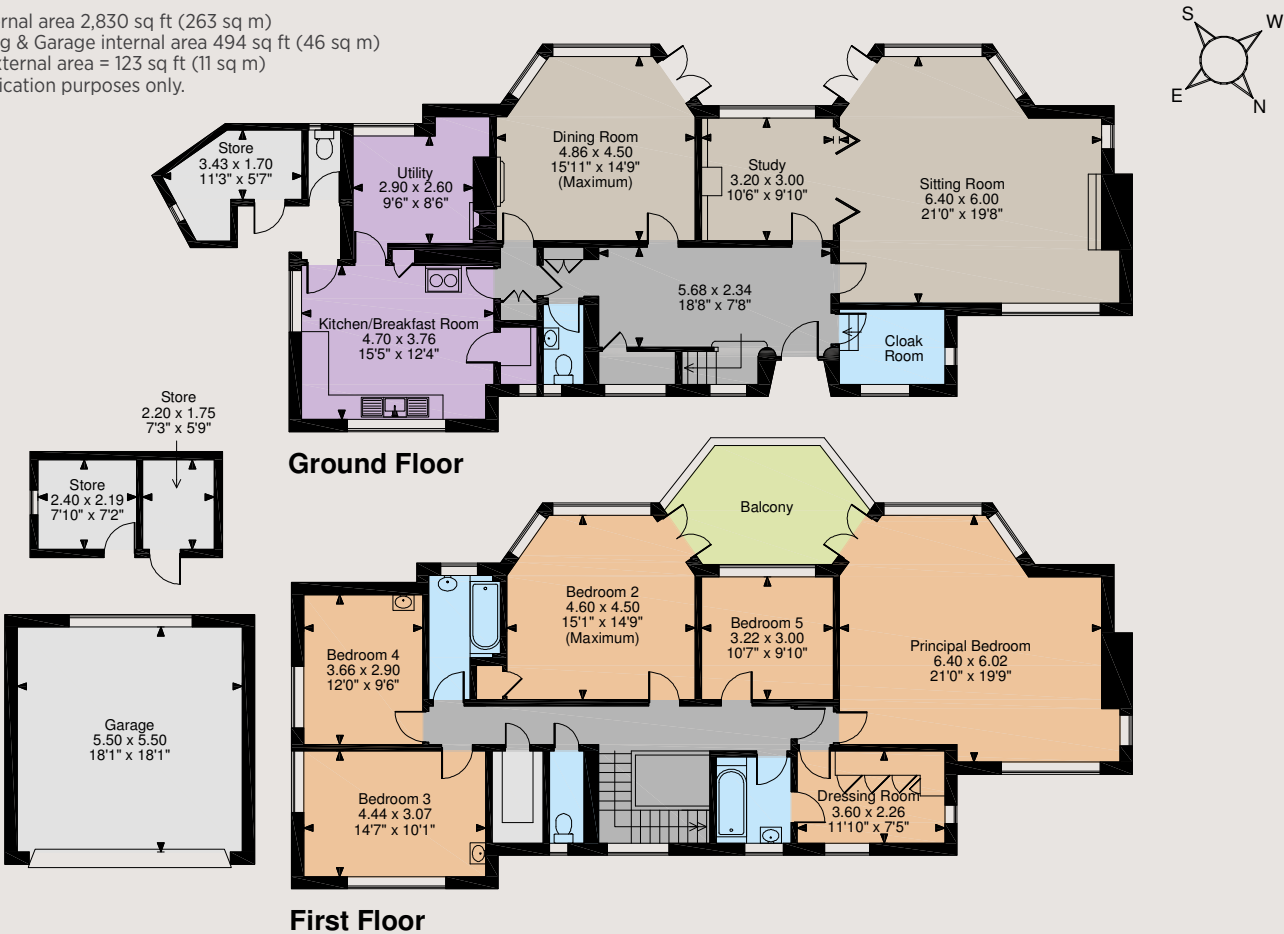
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50 offices across England and Scotland, including Prime Central London

Floorplans
 House internal area 2,830 sq ft (263 sq m)
 Outbuilding & Garage internal area 494 sq ft (46 sq m)
 Balcony external area = 123 sq ft (11 sq m)
 For identification purposes only.



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