



BURLEIGH WOOD HOUSE, BURLEIGH ROAD

ASCOT, SL5 7LE

GUIDE PRICE £725,000
LEASEHOLD

H Prestige Estates are delighted to present to market this wonderful Edwardian era ground floor Maisonette on the charming Burleigh Road in Ascot.

Offering a perfect blend of character and modern living. Spanning an impressive 1,384 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet evenings at home in front of the fireplace

The house features two well-appointed double bedrooms, providing ample space for relaxation and rest. Each bedroom is complemented by its own bathroom with the principal bedroom having built in wardrobe space.

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BURLEIGH WOOD HOUSE, BURLEIGH ROAD, ASCOT, SL5 7LE

- 1.2 Miles to Ascot Station • Period Maisonette
- with large private garden • High Ceilings &
- Period Features • No service charge or ground
- rent • 2 Allocated parking
- spaces • Outbuilding/Home office in garden



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One of the standout features of this property is the exceptionally large private landscaped garden that envelops the home. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature right at their doorstep. The garden offers a wonderful setting for al fresco dining, family gatherings, or peaceful moments of reflection. Within the private garden there is a separate outbuilding that could be used as a home office or for guest accommodation.

The high ceilings throughout the property enhance the sense of space and light, creating an inviting atmosphere that is both warm and welcoming.

This home is not just a place to live; it is a sanctuary that combines the charm of a period property with the comforts of modern amenities. With its prime location in Ascot, this house is an excellent opportunity for those seeking a serene lifestyle in a vibrant community.

There are two allocated parking spaces and a shared driveway located at the front of the property with currently no service charge or ground rent charges. Maintenance is agreed amongst residents as and when required. The freeholder of Burleigh Wood House is the Crown Estate

BURLEIGH WOOD HOUSE, BURLEIGH ROAD, ASCOT





FLAT 1, BURLEIGH WOOD HOUSE BURLEIGH ROAD

ADDITIONAL INFORMATION

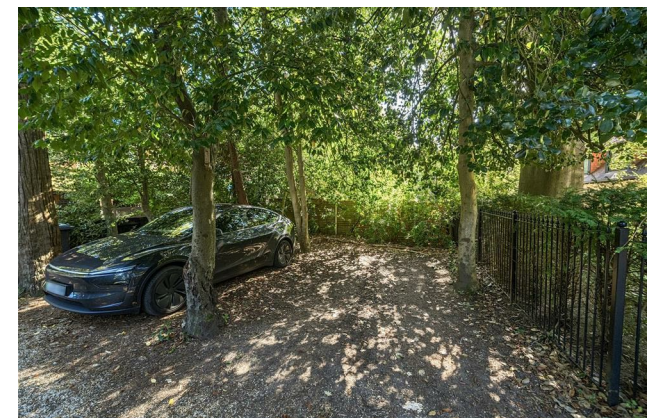
Local Authority – RBWM

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1388.56 sq ft

Tenure – Leasehold



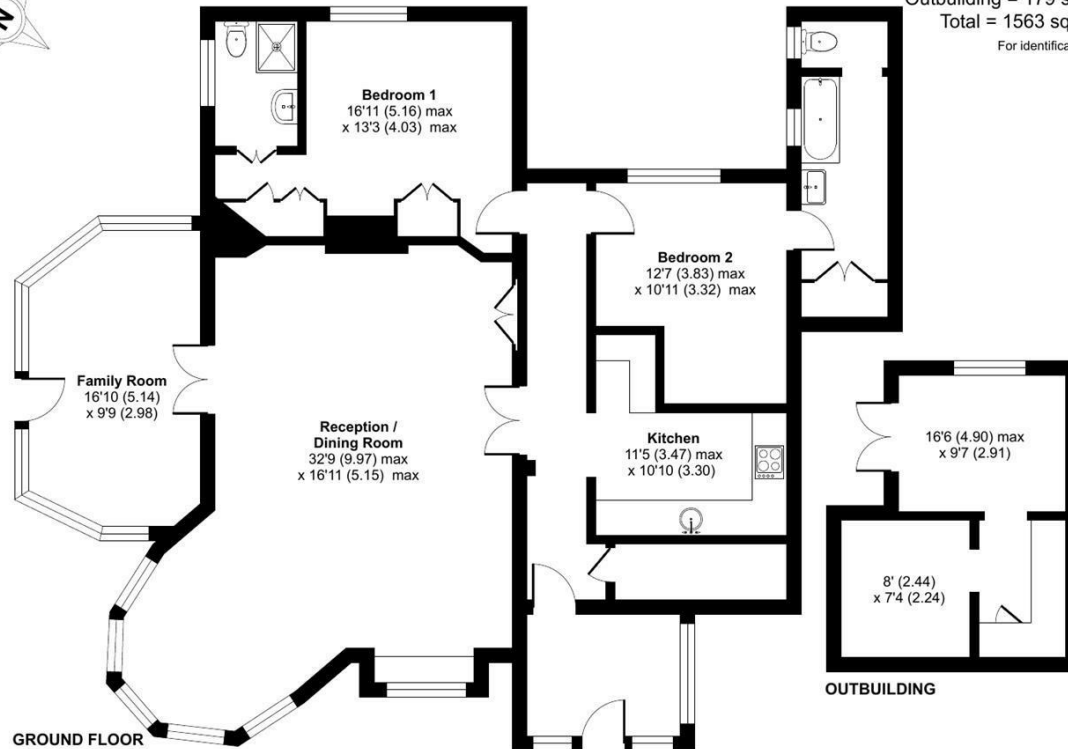
Burleigh Wood House, Burleigh Road, Ascot, SL5

Approximate Area = 1384 sq ft / 128.5 sq m

Outbuilding = 179 sq ft / 16.6 sq m

Total = 1563 sq ft / 145.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for H Prestige Estates Ltd. REF: 1357231



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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