



Dale Lodge Road | Ascot | Berkshire | SL5 0LY





Dale Lodge Road, Ascot, Berkshire, SL5 0LY

Offered to the market with no onward chain, this detached family home occupies a sought-after residential position in the heart of Sunningdale and presents an excellent opportunity to acquire a property with significant potential.

Recently refreshed with new decoration throughout, the home is ready for immediate occupation while still offering scope to further enhance, extend and add value, subject to the usual planning consents.

Extending to approximately 1,288 sq. ft., the accommodation is well-balanced and ideal for modern family living. The ground floor is centred around an impressive 23ft dual-aspect living room, flooded with natural light and providing an excellent space for both relaxing and entertaining.

The modern fitted kitchen features sleek white cabinetry, integrated appliances and generous worktop space, flowing through to a separate dining room overlooking the rear garden.

The integral garage offers excellent potential for conversion into additional living accommodation, such as a family room, home office or playroom, while the generous plot also provides further scope to extend the property, subject to the necessary planning permissions.

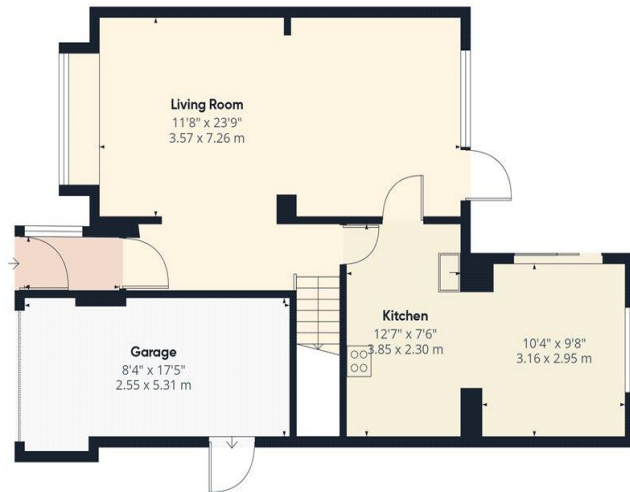
To the first floor are three well-proportioned double bedrooms, all served by a family bathroom and separate WC, creating an ideal layout for families.

Outside, the property benefits from driveway parking leading to the garage, while the private rear garden enjoys a mature, secluded aspect with established trees and planting. Although offering scope for landscaping, it provides an excellent setting for outdoor entertaining, family enjoyment and future enlargement of the home.

Dale Lodge Road is ideally situated within easy reach of Sunningdale village, offering an excellent selection of independent shops, cafés, restaurants and a mainline railway station with direct services to London Waterloo.

The area is renowned for its outstanding schooling, including Charters School, St George's, Papplewick and The Marist, together with world-class leisure facilities such as Wentworth Club, Sunningdale Golf Club and the beautiful Windsor Great Park. Excellent road links via the M3, M25 and Heathrow Airport further enhance the property's appeal.





Ground



Approximate total area⁽¹⁾

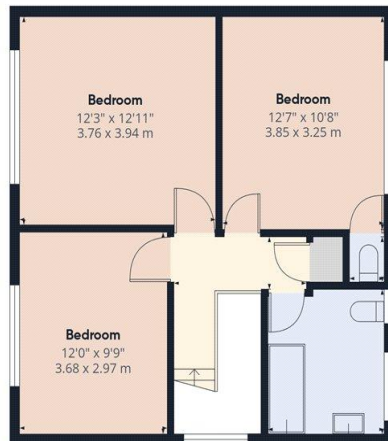
1288 ft²

119.7 m²

(1) Excluding balconies and terraces

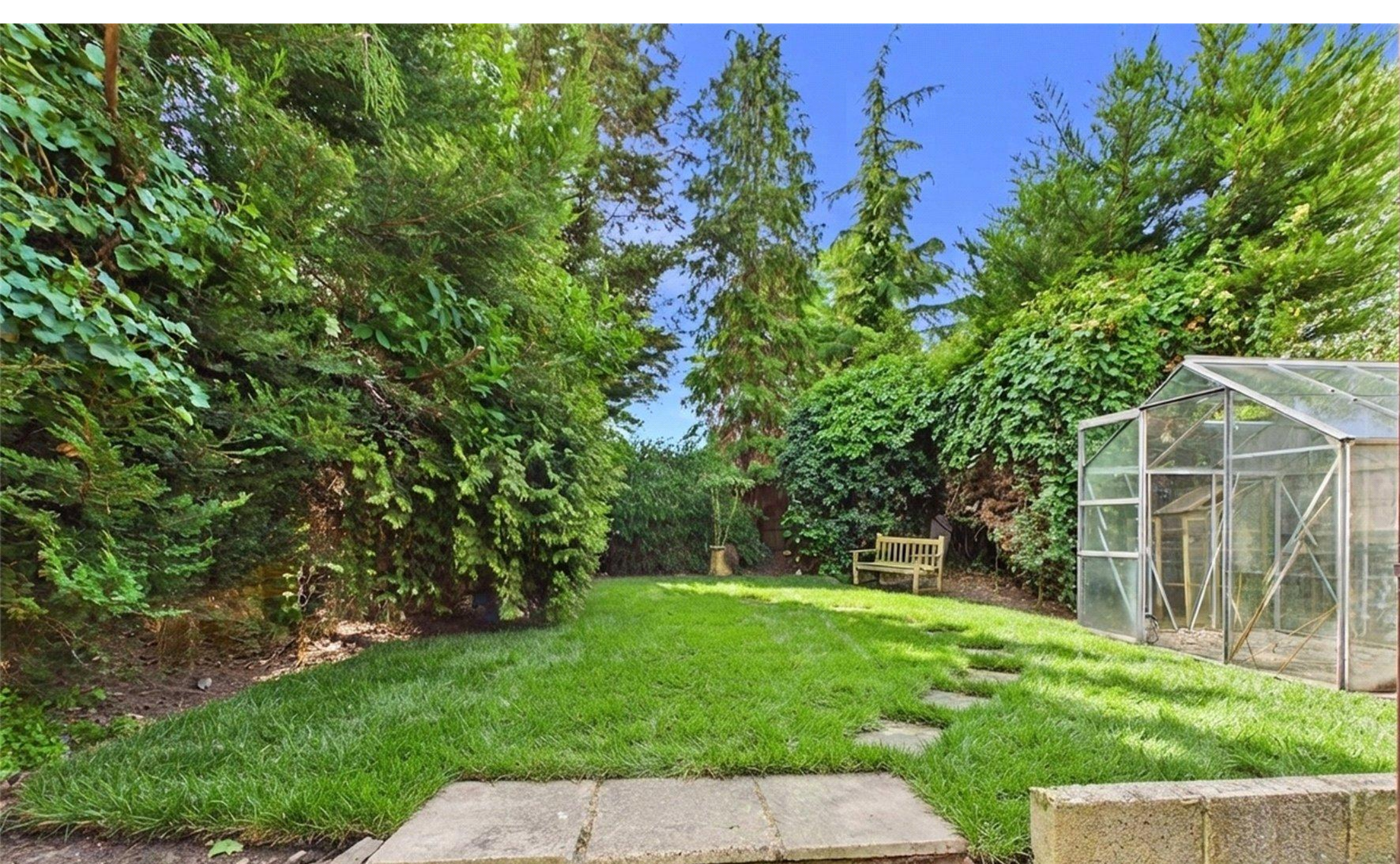
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





6 The Square, Lightwater, Surrey, GU18 5SS
01276535451 sales@seymours-lightwater.co.uk
www.seymours-estates.co.uk

 **Seymours**