

# ANTHONY JAMES MANSER

Residential Sales & Lettings



## St Agnes Cottages

Halfpenny Lane ASCOT, SL5 0EQ  
**£975,000**  
Freehold  
Council Tax Band F

Nestled within one of Berkshire's most coveted addresses, this beautifully presented four-bedroom detached family home on Halfpenny Lane offers an exceptional combination of elegant living, outstanding practicality, and a truly enviable setting within the heart of Sunningdale village.

From the moment you arrive, the property impresses — with off-street parking and a private garage providing a calm and well-ordered approach. Step inside and a welcoming reception hall sets the tone for the refined interior throughout. The ground floor flows naturally from a convenient cloakroom into a generous lounge, and on into a wonderfully spacious kitchen and dining room — the social heart of the home, with patio doors that open directly onto the rear garden, perfectly blurring the boundary between inside and out.

The first floor hosts three double bedrooms, one of which benefits from its own en suite shower room, along with a well-appointed family bathroom. Rising to the second floor, the principal bedroom suite is a genuine statement — a large, light-filled retreat with a private shower room and ample storage, offering the seclusion and space that a master suite deserves.

Outside, the rear garden has been thoughtfully maintained, predominantly laid to lawn with a patio terrace ideal for alfresco dining and summer entertaining. The side gate provides independent garden access, adding a layer of everyday convenience that families will appreciate.

The location is simply outstanding. Sunningdale village provides an array of boutique amenities, well-regarded schooling, and a strong sense of community, while the nearby Great Windsor Park offers miles of breath-taking parkland

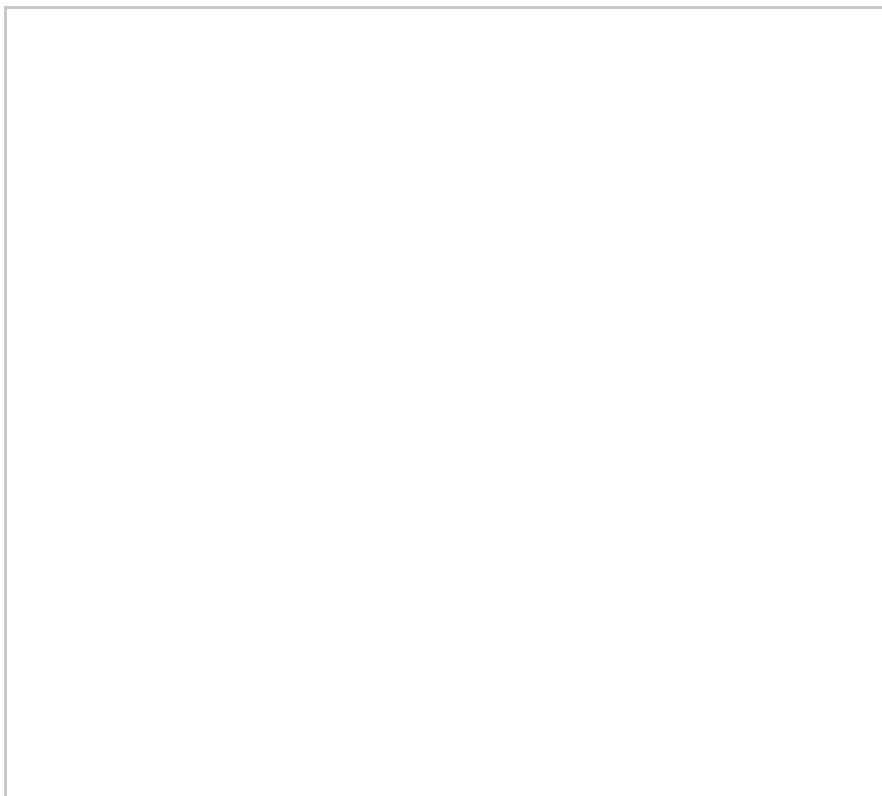
- Beautifully presented four-bedroom detached freehold family home in the heart of prestigious Sunningdale village
- Exceptional second-floor principal suite — a large, private bedroom retreat complete with its own shower room and ample storage
- Three further double bedrooms on the first floor, one with an en suite shower room, serviced by a family bathroom
- Wonderfully spacious kitchen and dining room with direct patio door access to the rear garden — ideal for family life and entertaining
- Generous lounge and ground-floor cloakroom with WC and wash hand basin, providing flexible, well-planned living space
- Private off-street parking and a garage, offering excellent vehicular provision in a sought-after location
- Immaculately maintained rear garden, predominantly laid to lawn with a dedicated patio terrace and convenient side-gate access

### Viewing

Please contact our Lettings Office on 020 8568 2992 if you wish to arrange a viewing appointment for this property or require further information.



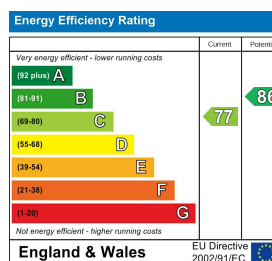
## Floor Plan



## Area Map



## Energy Efficiency Graph



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