



5 bed detached house to buy in

Wells Lane, Ascot, Berkshire, SL5 7DY

£1,500,000 Starting Bid

 x 5  x 5  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached House
- ✓ Five Bedrooms
- ✓ Five Bathrooms
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
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South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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Discreetly positioned along the prestigious Wells Lane in Ascot, Maple House is an exceptional contemporary residence set behind electric timber gates and approached via a gravel driveway with generous parking and access to the integral garage. One of just a select collection of architect-designed homes completed in 2015/2016, this striking detached property delivers modern living across three beautifully appointed floors.

Occupying a peaceful, tucked-away setting with an open outlook, Maple House combines privacy and tranquillity with remarkable convenience — central to Ascot's boutiques, restaurants and mainline station are all within easy reach.

Constructed to an exacting specification, the house immediately impresses with its bold red-brick façade, steel and glass balconies. A part living roof further enhances the home's architectural credentials, blending clean contemporary lines with environmental sensitivity.

Internally, the accommodation is bright, spacious and impeccably finished. The lower ground floor provides outstanding flexibility. Currently arranged as a bedroom with ensuite, utility room and integral double garage, this level was originally designed to accommodate a cinema room and could easily be reconfigured to suit a variety of requirements — from leisure suite or studio to home office or potential annexe accommodation (subject to the necessary consents). Independent access enhances the versatility of this floor, making it ideal for multigenerational living or private workspace.

At entrance level, a light-filled reception hall sets a tone and connects seamlessly to the principal living areas. The formal sitting room is both sophisticated and inviting, featuring a fireplace and an impressive expanse of glazing that frames leafy views to the front. Designer finishes add depth and character, creating a luxurious yet comfortable setting for both quiet relaxation and formal entertaining. A separate study provides a well-proportioned and private space for home working.

To the rear lies the true heart of the home — a spectacular open-plan kitchen, dining and family room designed for effortless modern living. High-gloss cabinetry, stone work surfaces and a central peninsula with breakfast bar combine style with practicality. Integrated appliances and considered storage solutions ensure the space functions as beautifully as it looks.

The dining and family areas flow naturally from the kitchen, culminating in bi-folding doors that open fully onto the rear terrace. This seamless transition between interior and exterior spaces creates an outstanding environment for entertaining, particularly during the summer months when the garden becomes an extension of the living area.

The redesigned rear garden has been thoughtfully landscaped into three distinct terraced levels, offering both visual interest and practical entertaining zones. A generous terrace adjoins the house, ideal for al fresco dining, while areas of lawn, attractive planting and a water feature create a tranquil and private setting. The layout would readily accommodate the addition of a garden studio, should a future owner wish.

To the front, the expansive driveway provides ample parking alongside access to the integral garage.

The first floor hosts four beautifully proportioned bedrooms. Three benefit from contemporary en suite shower rooms, while the fourth is served by a stylish family bathroom.

The principal suite occupies a prime position to the front of the property and features built-in storage and a private balcony — an exceptional vantage point with open views. A further rear-facing bedroom also enjoys balcony access, enhancing the sense of light and connection to the surrounding greenery.

The area is renowned for its exceptional educational provision, including Papplewick, Charters, Hall Grove, Lambrook, The Marist Schools, St George's and St Mary's Ascot, together with international options such as TASIS and ACS Egham, and convenient access to Eton and Wellington Colleges.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £1,500,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Wells Lane, SL5

Approximate Gross Internal Area = 304.2 sq m / 3274 sq ft (Including Garage)
Store = 8.5 sq m / 91 sq ft
Total = 312.7 sq m / 3365 sq ft

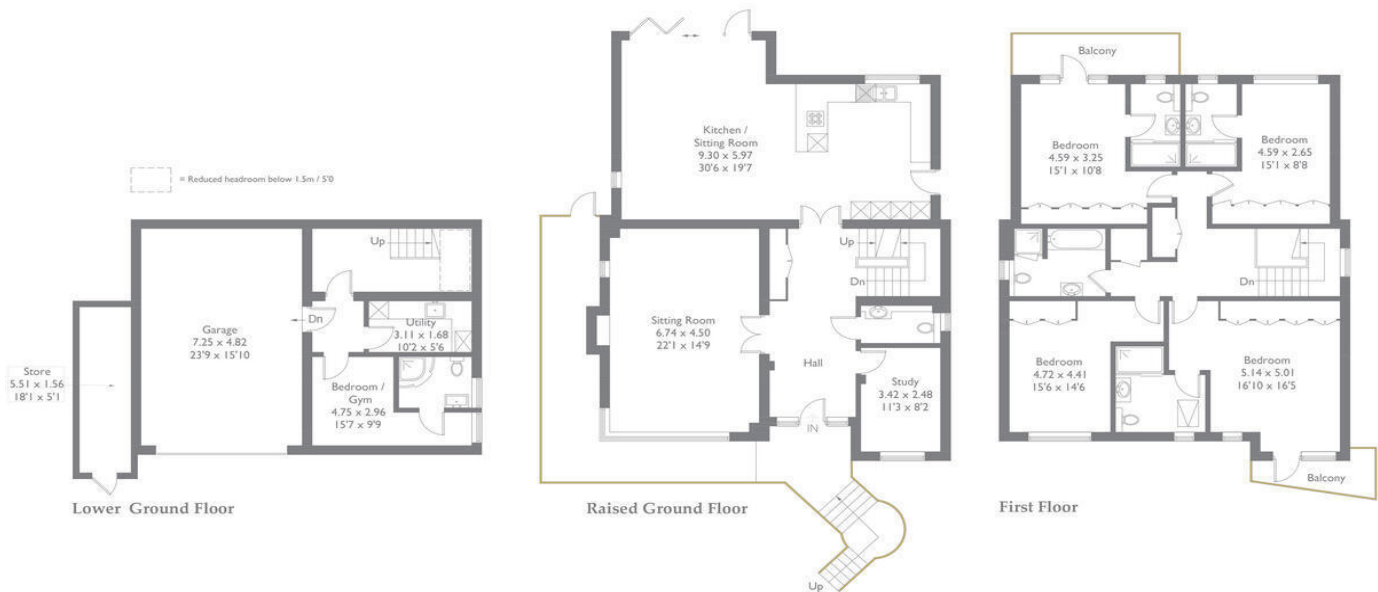


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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