

6 Barton Road, Ascot

Guide Price **£625,000**

OSBORNE HEATH



Barton Road comes with hand crafted British kitchens, integrated appliances, wiring for SkyQ and underfloor heating on the ground floor. The property has been upgraded by the current owners and they will be leaving all fitted blinds and light fittings.

Downstairs there is a kitchen, living and dining room leading out to the garden, under-stairs storage and a downstairs WC. Throughout the property there is air filtration.

The first floor has three bedrooms and the family bathroom.

The top floor has the principal bedroom, fitted storage with a dressing area and an en suite shower room.

Avoid the hidden, stressful post-move expenses of a raw-specification new build. Meticulously enhanced far beyond standard developer options since completion in 2026, this immaculate four-bedroom townhouse includes premium fitted wardrobes, bespoke custom blinds, integrated luxury appliances, and designer light fittings—saving the incoming buyer thousands in immediate out-of-pocket cash layout. This turn-key home offers unmatched financial value and an effortless move-in experience on Barton Road.

Heatherwood Royal is a new development at the top of Ascot High Street, built by Taylor Wimpey. Popular local schools include Charters, Cheapside, Lambrook, LVS, The Marist, Papplewick, St Francis, St George's and St Mary's. Nearby places of interest include Ascot Racecourse, The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Swinley

6 Barton Road

Ascot

- Four Bedrooms
- Two Bathrooms
- Downstairs WC
- Garage
- High Specification
- Allocated Parking
- Town Centre
- Solar Panels
- Remainder Of NHBC Warranty

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

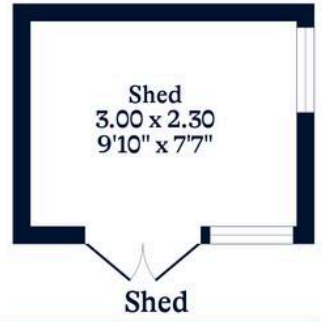






APPROXIMATE FLOOR AREA
House - 118.50 sq m - 1276 sq ft
Shed - 7.14 sq m - 77 sq ft
Garage - 19.30 sq m - 208 sq ft
Total - 144.94 sq m - 1561 sq ft
(Gross Internal Area)

NOT TO SCALE
This plan is for illustration purposes only



Shed



Garage



Ground Floor



First Floor



Second Floor

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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.
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