



# A beautiful modern family home in Ascot

**Friary Dene, Friary Road, South Ascot, Berkshire, SL5 9HD**

Freehold





Reception hall • Drawing room • Dining room • Family room • Snug/study • Kitchen/breakfast room • Utility room • Cloakroom • Principal bedroom with dressing room and en suite bathroom • 3 further bedroom suites • Bedroom 5 • Further shower room • Games room/bedroom 6 • Annexe • Double garage  
• Landscaped gardens

### Description

Friary Dene is a beautifully presented family home located in one of South Ascot's premier private roads set behind electric gates.

The accommodation is arranged over three floors. The versatile ground floor includes a drawing room with high ceilings and feature fireplace, a dining room, family room with doors opening on to the garden, a snug/study and a fully integrated kitchen/breakfast room, utility room and cloakroom.

The first floor accommodation features a principal bedroom suite with dressing room and en suite bathroom and three further bedroom suites.

There is a further bedroom, shower room and games room/bedroom 6 on the second floor.

Outside, electric gates open onto a sweeping driveway leading to the double attached garage with a self contained annexe above. The gardens are mainly laid to lawn with a sun terrace, flower beds and borders.

### Situation

Friary Dene is situated in a highly desirable and peaceful private road in South Ascot with access to Ascot main line station providing services to London (Waterloo).

By road, Ascot is convenient for Heathrow Airport, M3, M4 and M25 motorways.

There are a number of renowned schools in the area including Papplewick, LVS, Hall Grove, The Marist Schools, St George's and St Mary's Ascot. There are two international options, TASIS and ACS Egham and access to Eton and Wellington Colleges

**Local Authority:** Royal Borough of Windsor and Maidenhead

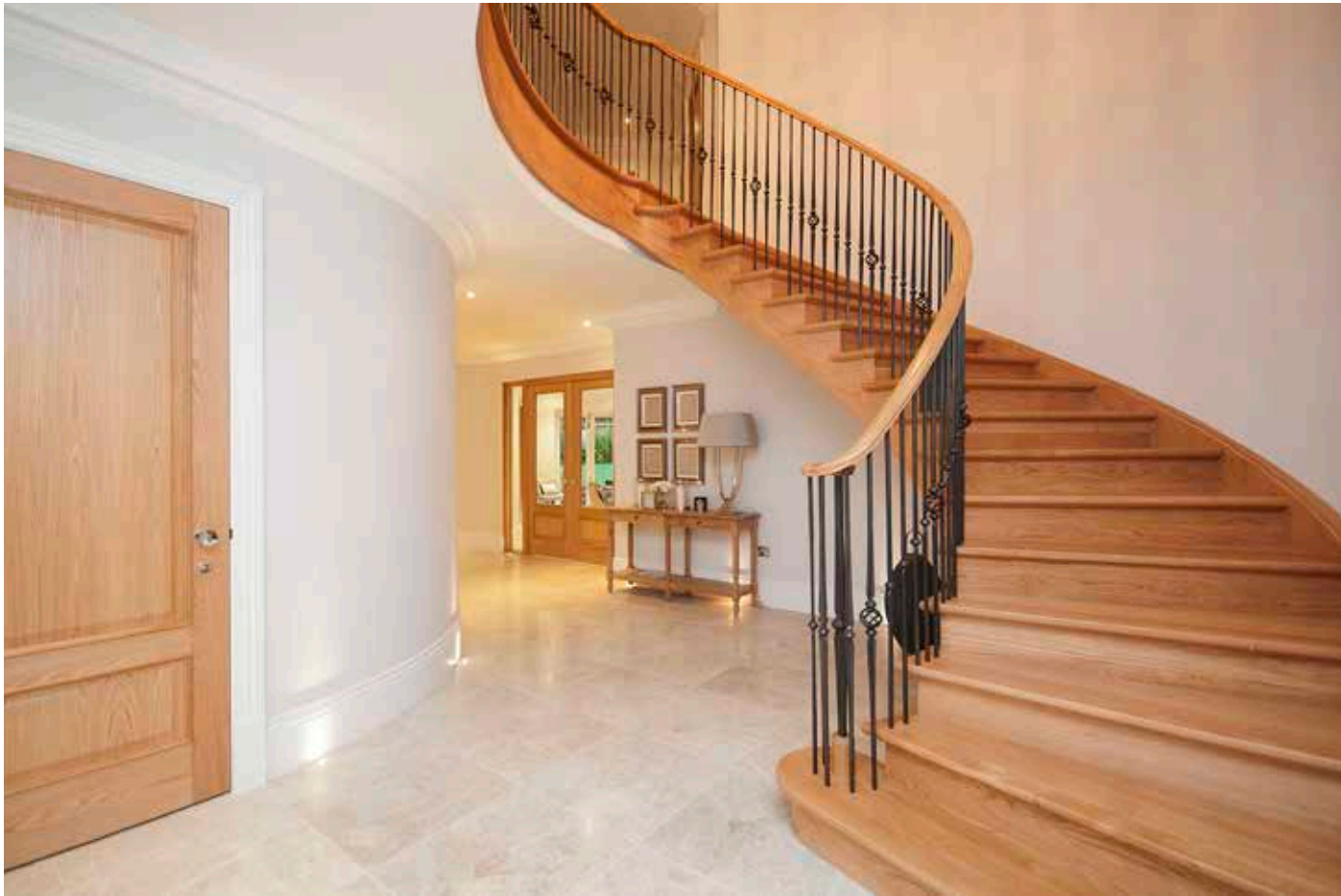
**Services:** The property has mains, gas, water, electric and drainage.

**Fixtures and Fitting:** All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

**Tenure:** Freehold

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.







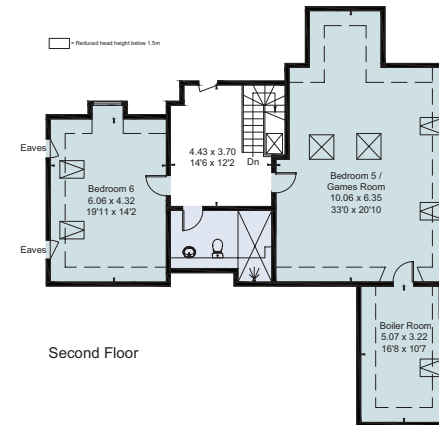
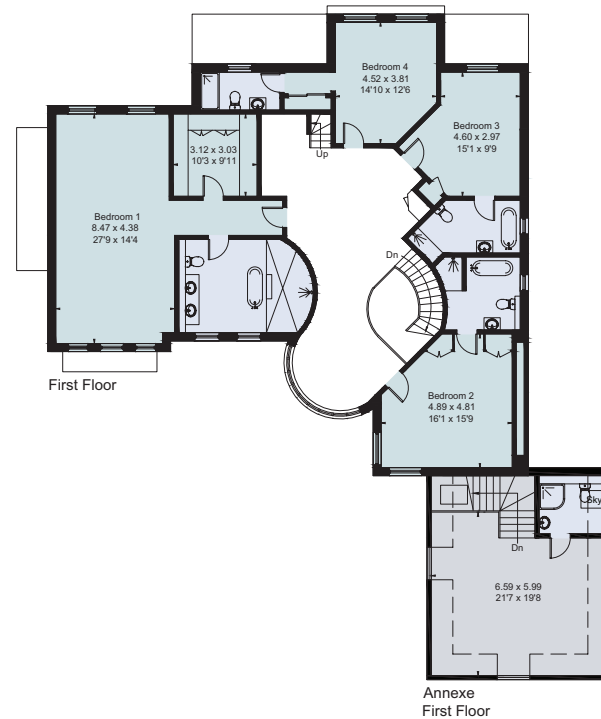
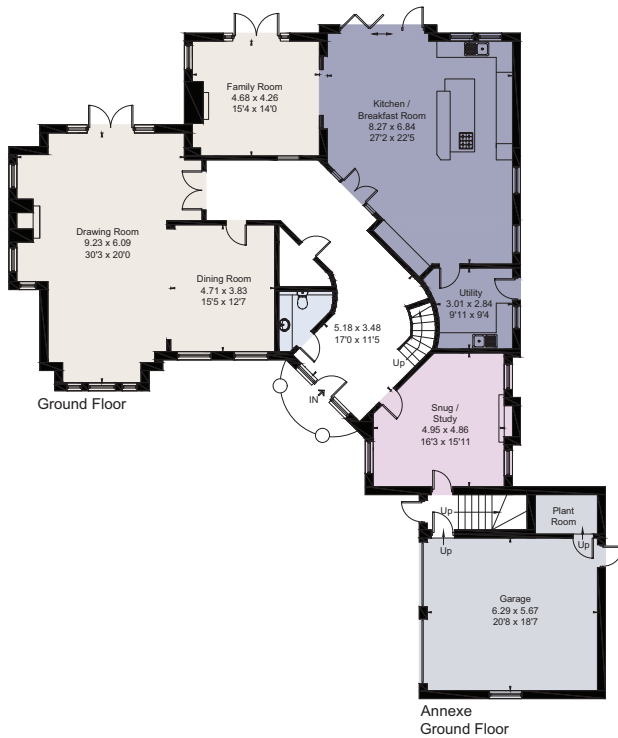
**Friary Dene, Friary Road, South Ascot, Berkshire, SL5 9HD**  
**Approximate Area** 600.2 sq m / 6460 sq ft (Including Annexe)  
**Garage** 39.4 sq m / 424 sq ft  
**Total** 639.6 sq m / 6884 sq ft  
**Including Limited Use Area** (39.3 sq m / 423 sq ft)

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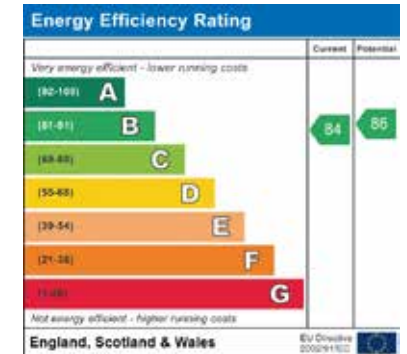


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