



An outstanding family home in Sunninghill

Larchwood, Heathfield Avenue, Ascot, SL5 0AL

Freehold



Reception hall • 4 reception rooms • Kitchen/breakfast room • Utility room • 2 cloakrooms • Master bedroom suite • 4 further bedroom suites • Cinema/bedroom 6 • Gym • Studio/bedroom 7 • Outbuilding • Garaging

Description

Larchwood is an impressive family home set behind private gates. The entrance hall with fireplace and galleried landing provides access to all principle reception rooms, which have access to the rear garden and terrace. The kitchen/breakfast room includes high specification integrated Miele, Sub-Zero and Wolf appliances. A grand staircase leads to a galleried first floor landing creating an additional living space and access to four bedroom suites, two of which have dressing rooms. The versatile second floor consists of a bedroom suite and two further rooms currently used as a cinema room and gym with a Jack and Jill bathroom with steam room.

Electric gates open onto a sweeping driveway leading to the integral triple garage. Above the garage is an independent annexe which is ideal as an additional bedroom or office. The remainder of the front is laid to lawn with mature borders and hedging.

Larchwood sits centrally in a generous plot of about 0.7 acre. The rear garden is mainly laid to lawn with a sun terrace, mature borders, hedging and a private studio.

Designed by the interior designer owner, Larchwood was shortlisted for the International Design & Architecture Awards 2017.

Situation

Larchwood is situated in Heathfield Avenue located close to Sunninghill High Street with shops for day to day needs and restaurants. The main line station at Ascot and Sunningdale are within easy reach and provide services to London Waterloo. By road Sunninghill is convenient for Heathrow Airport, M3, M4 and M25 motorways.

Highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's Lawn.

Schools in the area include Charters, Hall Grove, St George's and St Mary's in Ascot, The Marist and ACS in Egham.

Services

The property has mains gas, water, drainage and electric.

Fixtures and Fittings

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

Energy Performance

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

Viewing

Strictly by appointment with Savills.





Larchwood, Heathfield Avenue, Ascot, SL5 0AL
Approximate Area 763 sq m / 8211 sq ft
Studio 15 sq m / 161 sq ft
Total 778 sq m / 8372 sq ft



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