



Ascot, Berkshire

SL5 7DH

A SUBSTANTIAL DETACHED PROPERTY SET WITHIN 1.72 ACRES AND ENJOYING A SECLUDED LOCATION

Reception hall • Drawing room • Dining room • Family room
Sitting/cinema room • Kitchen/breakfast room • 3 En suite bedrooms
4 Further bedrooms • Family bathroom • Shower room
Gym/studio • Triple garage with wine cellar
Gardens • Approx. 1.72 acres • EPC rating D

An impressive detached property that enjoys a tranquil location yet is within easy reach of Ascot High Street. Set centrally within its gardens, the house enjoys a high degree of seclusion and privacy and benefits from a detached studio/gym and a triple garage with a wine cellar.

Approximately 5,093sq ft of bright and flexible accommodation is set out over three floors with the ground floor being particularly suitable for entertaining. A key feature of the property is the kitchen/breakfast room that features an orangery area boasting a glass ceiling and built in window seating that takes full advantage of the outlook over the gardens. The air-conditioned kitchen is comprehensively fitted with a range of bespoke units, granite work surfaces and integral appliances and benefits from an adjoining utility room. Also situated off the kitchen is the elegant dining room, which in turn opens out to the family room.

Situated off the spacious reception hall is the serene and relaxing drawing room and it is worth noting that all of the rooms on the ground floor, with the exception of the family room, enjoy direct access to the gardens. The first floor is arranged to provide three en suite bedrooms, three further bedrooms (one of which is currently being used as a study) and a family bathroom. Situated on the upper floor is an additional bedroom, a shower room, a good size under-eaves storage area and a cinema room; this floor could be utilised as au pair/guest accommodation. The gardens and grounds are of particular note, being an unusually generous size for the area. 1.72 acres of gardens are mainly laid to lawn, with a range of mature boarders. The neighbouring land is paddocks and provides a beautiful rural outlook. The detached triple garage is an attractive building and also house a secure wine storage facility. There is also a separate gym/studio with cloakroom overlooking the rear gardens.





Outside

The property is set behind electrically operated wrought iron gates which open onto a gravelled carriage driveway incorporating a turning circle containing a mature tree. The driveway provides ample parking for several cars and leads to the detached triple garage. Located at the side of the house is a detached building containing a gym/studio with wooden flooring, together with a cloakroom. The lawned gardens are enclosed by wood panel fencing and a variety of mature shrubs and trees, which combine to provide a sense of seclusion. To the rear, the garden backs onto, and enjoys a pleasant view over, a field and woodland beyond and a paved patio is well placed to exploit this pleasing outlook.

General Information

Tenure: Freehold

Local Authority: Royal Borough of Windsor & Maidenhead Tel: 01628 683800

Services: Mains gas, water, electricity

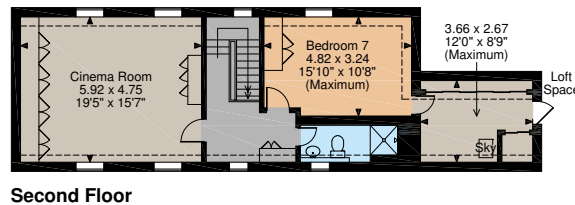
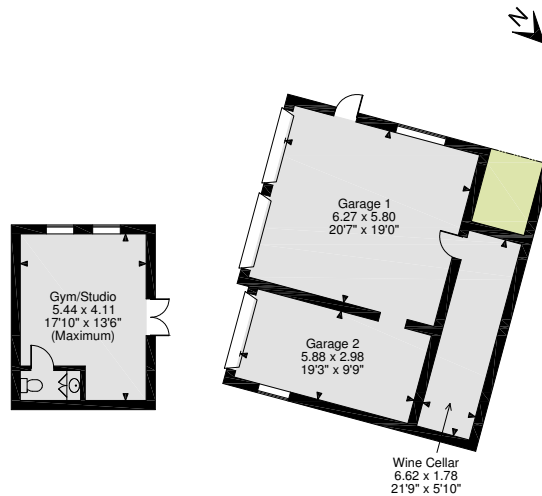
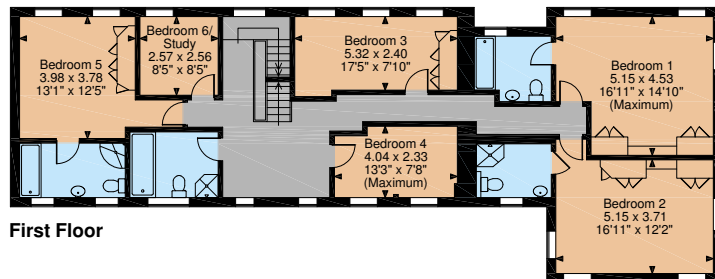
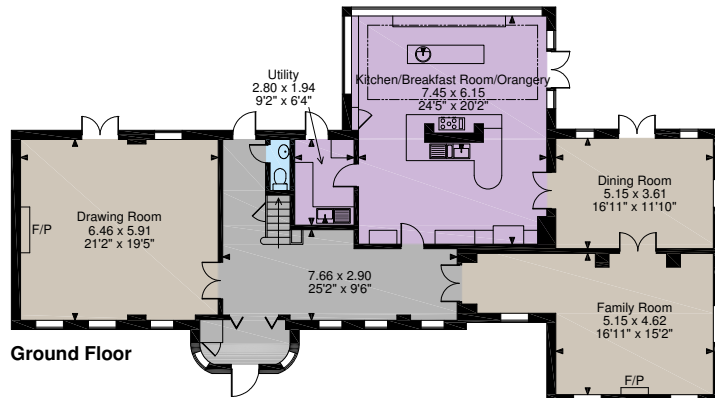
Energy Performance: A copy of the full Energy Performance Certificate is available on request.

Viewing: By appointment with Savills

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



Main House internal area 4,106 sq ft (382 sq m)
 Garage & Wine Cellar internal area 747 sq ft (69 sq m)
 Gym/Studio internal area 241 sq ft (22 sq m)
 Gross internal area 5,093 sq ft (473 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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