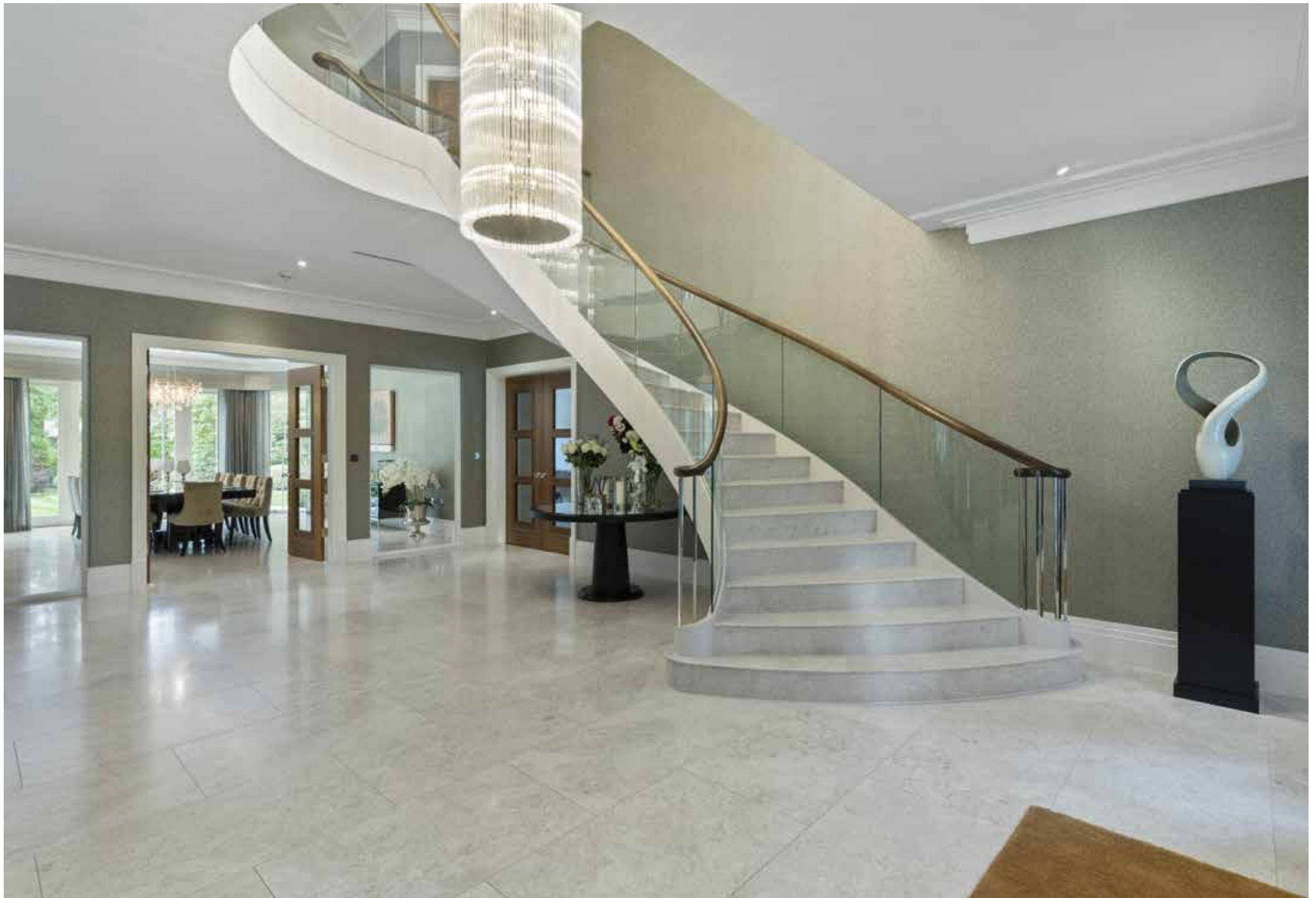




Regents

REGENTS WALK, ASCOT







REGENTS

7 REGENTS WALK, ASCOT SL5 9JQ

Galleried reception hall • Drawing room • Dining room

Kitchen/breakfast room • Garden room • Family room

Utility room • Study • Two Cloakrooms

Master bedroom with en suite, dressing room and balcony

Four further bedroom suites • Cinema room • Steam room

Triple garage with one bedroom annexe above

Mature private gated grounds



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Your attention is drawn to the Important Notice on the last page of the text

REGENTS

This stunning family home has been thoughtfully improved by the present owners to offer stylish living accommodation over three floors.

Enter via an oversized front door into the spacious galleried reception hall with porcelain flooring. The impressive formal reception rooms include the drawing room with a stone surround fireplace and French doors leading onto the gardens and a generous dining room with a substantial bay overlooking the gardens and each provide an excellent setting for entertaining. The kitchen/breakfast and garden room overlook the gardens to the rear and features a large lantern and bi-fold doors. A further family room is set off the kitchen to the front of the house.

The study is found at the front of the house and benefits from being slightly secluded from the family space and provides a tranquil work space. The ground floor is completed by the utility room and guest and gardeners cloakrooms.

The luxurious master bedroom suite with lounge area and balcony, dressing room and en suite bathroom is located to the rear of the first floor and there are three further bedroom suites and linen cupboard off the galleried first floor landing.

There is a dramatic lantern on the second floor flooding the house with natural light where there is a bedroom suite, cinema room, family bathroom with steam room and laundry.

The property is wired for a sound system, it has CAT 5 cabling for broadband and wireless internet, satellite television is installed and there is under floor heating to the ground floor and first floor.

The secluded gardens of about three quarters on acre have a large terrace area leading to a lawned garden with shrubs and mature trees.

There is a gated entrance leading to a triple garage with a self-contained one bedroom annexe perfect for staff or extended family stays.









SITUATION

Regents is set behind electric gates in the sought after residential road of Regents Walk in the village of Sunninghill which offers a range of shops, restaurants and gastro pubs for everyday needs whilst the nearby towns of Windsor and Bracknell offer more comprehensive retail facilities.

Rail connections to London (Waterloo) are available from Ascot.

Access to the M3 motorway can be found at Junction 3 leading to the M25, M4, Heathrow and Gatwick Airports and central London.

For the sporting enthusiast, golf is available at Wentworth, Sunningdale and The Berkshire with racing at the world renowned Ascot Race Course and polo at Smith's Lawn.

Virginia Water and Windsor Great Park provide opportunities for horse riding, cycling and walking. Health clubs in the area include Coworth Park, Pennyhill Park Health Club & Spa, Wentworth Club and the Macdonald Berystede. The area is well served for schools notably Papplewick, Hall Grove, St George's and St Mary's, Ascot, The Marist School and both Eton College and Wellington College are within easy reach. International options include TASIS and ACS Egham.







ADDITIONAL INFORMATION

Postcode: SL5 9JQ

Tenure: Freehold

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


Fixtures and fittings: All items of fixtures and fittings, including fitted 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.

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/09/25 KB. Kingfisher Print and Design Ltd. 01803 867087.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(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	

7 REGENTS WALK

Approximate Gross Internal Area:

796.4 sq m / 8573 sq ft (Excludes Restricted Head Height, Boiler Room & Includes Garage)

For Identification only - Not to scale





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