



# A beautiful family home in South Ascot

**Maybury House, Whynstones Road, Ascot, Berkshire, SL5 9HW**

Freehold





Reception hall • Drawing room • Dining room • Family room • Office • Kitchen/breakfast • Utility room • Ground floor shower room • Cloakroom • Principal bedroom with dressing room and en suite shower room • 3 further bedrooms • 2 further shower/bathroom (one en suite) • Roof room • Double garage • Swimming pool

### Description

Maybury House is a beautifully presented family home offering bright and spacious living accommodation over two floors. The versatile ground floor includes a drawing room, dining room, family room, a fully integrated kitchen/breakfast room, utility room, an office and shower room. The first floor accommodation features a principal bedroom suite with dressing room and en suite shower, three further bedrooms and two further bath/shower rooms (one en suite).

There is a room in the roof with velux windows accessed by a ladder.

Outside, the property is set back behind a gated driveway offering ample parking and access to the double garage. The gardens are a particular feature and have been beautifully designed with various well stocked flower beds and borders, a variety of mature shrubs and trees and a heated and fenced outdoor swimming pool. The whole creating a sense of seclusion and privacy.

### Situation

Maybury House is situated in a sought after residential road in Ascot with access to Ascot main line station providing services to London (Waterloo). By road, Ascot is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways. There are a number of renowned schools in the area including Hall Grove, Papplewick, Charters, The Marist Schools, St George's and St Mary's Schools in Ascot. Eton and Wellington Colleges are accessible as are the international options TASIS and ACS Egham.

### Services

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

### Fixtures and Fittings

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

### Local Authority

Royal Borough of Windsor and Maidenhead

### Tenure

Freehold

### Energy Performance

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







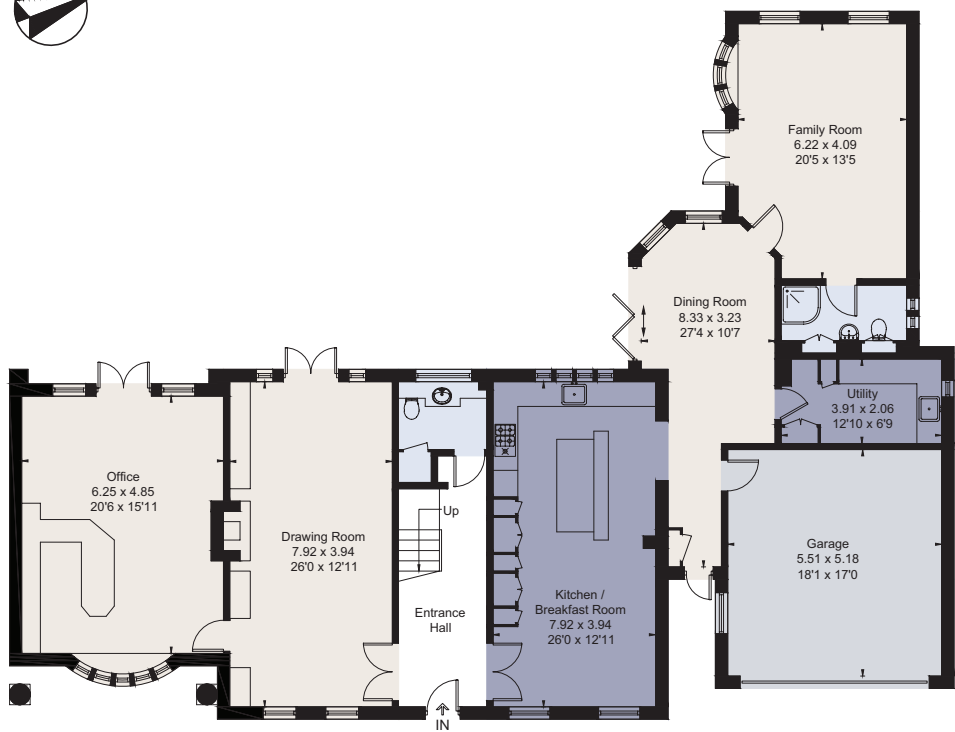
Maybury House, Whynstones Road, Ascot, Berkshire, SL5 9HW  
Approximate Floor Area 345.2 sq m / 3716 sq ft



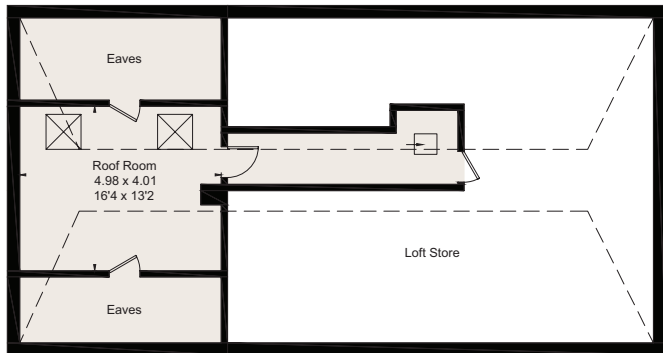
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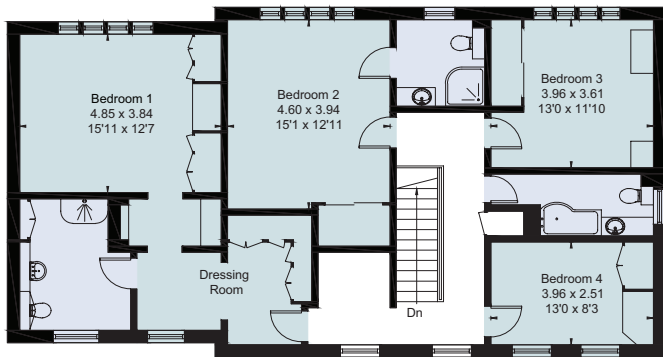
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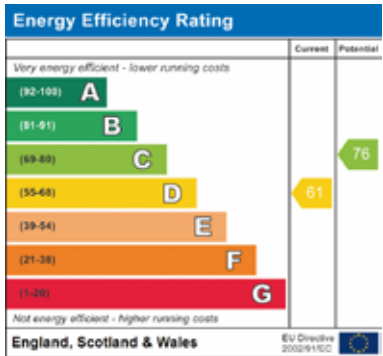
Ground Floor



Second Floor



First Floor



For identification only. Not to scale. © 200824KB

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