



An outstanding family home in South Ascot

Wellington House, Brockenhurst Road, Ascot, SL5 9HB

Freehold



Reception hall • Drawing room • Dining room • Kitchen/ breakfast/family room • Utility room • Cloakroom
 • Principal bedroom suite • 4 further bedroom suites
 • 8 seat cinema room • Gym • Double garage

Description

Wellington House is an impressive family home set behind private gates. The galleried entrance hall leads to all principle reception rooms, which have access to the rear garden and terrace. The Kitchen/breakfast/family room with large central island has a lounge area again with bi-fold doors to the terrace. A grand sweeping staircase leads to a first floor landing and access to three bedroom suites. The versatile second floor consists of two bedroom suites. There is a fully equipped ground floor gym and an eight seat cinema room.

Electric gates open onto a generous driveway leading to the integral double garage. The remainder of the front is laid to lawn with mature borders and hedging.

Wellington House sits in a generous plot of about 0.75 of an acre. The rear garden is mainly laid to lawn with a sun terrace, mature borders, hedging and a wooded area.

Situation

Wellington House is situated in Brockenhurst Road with access to Ascot High Street with its excellent shops for day to day needs and restaurants. The main line station at Ascot is within one mile and provides 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.

Tenure

Freehold

Local Authority

Royal Borough of Windsor and Maidenhead.

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.





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Gross Internal Area (Approx.) 6850 sq ft / 636.4 sq m
Total 6850 sq ft / 636.4 sq m



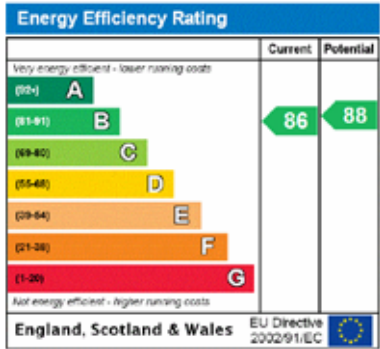
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