



# A stylish home in mature and private grounds

**Blanton House, Kennel Avenue, Ascot, Berkshire, SL5 7PB**

Freehold



Drawing room • Dining room • TV room • Kitchen/ breakfast room • Study • Family room • Sun room • Utility room • 2 cloakrooms • 5 bedrooms • 5 bath/ shower rooms (4 being en suite) • Double garage with an independent 2 bedroom annexe above • Secluded grounds of about 0.73 acres

### Description

Blanton House is a well presented family home which has undergone many improvements over recent years and now provides excellent and versatile family accommodation over three floors.

The ground floor comprises a drawing room, dining room, TV room, study, kitchen/ breakfast room, sun room, utility room, cloakroom and a bedroom with shower room. A special feature is the party/ family room which has underfloor heating and doors to the rear garden.

On the first floor there are three bedrooms (two en suite) and a family bathroom. There is a further bedroom and bathroom on the second floor.

Outside the property is approached via electrically operated wrought iron gates leading to the double garage with a two bedroom annexe above with a kitchen, reception room and shower room. The well maintained front garden is laid to lawn with a variety of mature trees, shrubs and hedges enjoying seclusion and privacy.

The rear garden is mainly laid to lawn with a sun terrace, mature borders, outside lighting and access to the sun room, all enclosed by trees and hedging.

### Situation

Blanton House is situated in Kennel Avenue with access to Ascot racecourse. Ascot High Street offers a range of shops for day to day needs and a main line station 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 Papplewick, LVS, Hall Grove, The Marist Schools, St George's and St Mary's in 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, 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.

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





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**Approximate Area** 507.6 sq m / 5464 sq ft

**Annexe** 82.7 sq m / 890 sq ft

**Garage** 38.1 sq m / 410 sq ft

**Total** 628.4 sq m / 6764 sq ft

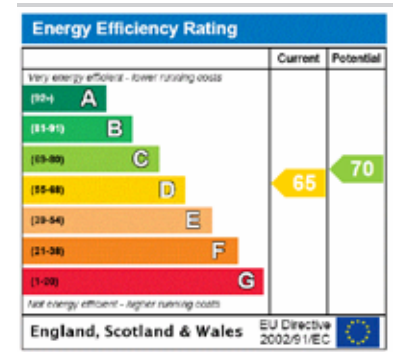
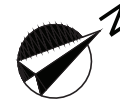
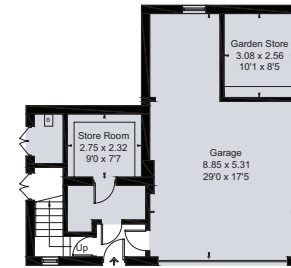
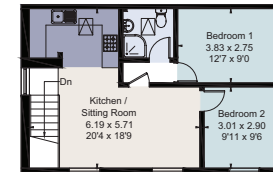
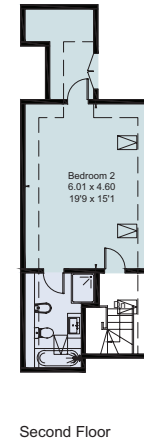
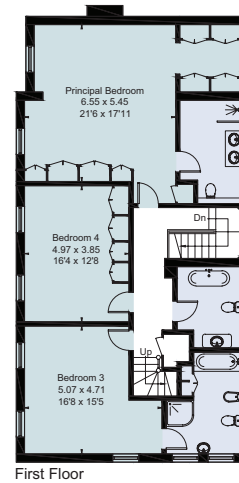
**Including Limited Use Area** (17.1 sq m / 184 sq ft)



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**Karen Brannigan**  
Savills Sunningdale  
**01344 626162**  
sunningdale@savills.com



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