



An impressive family home in Ascot

Merlin House, Bagshot Road, Ascot, Berkshire, SL5 9JL

Freehold



Spacious reception hall • Formal drawing room, study and dining room • Family room • Open plan kitchen
 • Breakfast/day room • Utility room • 2 cloakrooms
 • Principal bedroom suite with dressing room and 2 bathrooms • 3 further bedroom suites • TV/games room • 2 further bedrooms • Family bathroom • Gated entrance • Double garage • Driveway parking • In all about 0.5 acres.

Description

Merlin House is a stunning family home thoughtfully improved by the present owners to offer stylish living accommodation over three floors.

There is a versatile range of reception rooms which flow perfectly around a central hallway providing formal entertaining rooms and relaxed family rooms. There is an open plan kitchen with steps leading to the breakfast /day room and to the utility room, cloakroom and a link to the double garage. There are four bedroom suites on the first floor including the impressive principal suite with full size dressing room and two en suite bathrooms. The second floor comprises a TV / games room, two bedrooms and a family bathroom.

The gated entrance opens onto a paved driveway and a double garage. There is thoughtful landscaping to both the front and south facing rear gardens which provide attractive and varied planting and significant privacy. The rear south facing garden is mainly laid to lawn with sweeping beds of mature shrubs and specimen trees.

Situation

Merlin House is situated off a private lane off Bagshot Road, with access to Sunninghill High

Street and approximately 1.5 miles to Ascot and Sunningdale railway stations 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 Papplewick, Hall Grove, Charters, St George's and St Mary's Ascot and The Marist Schools. Eton and Wellington Colleges are accessible as are the international options of 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.

Viewing: Strictly by appointment.





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Approximate Floor Area 657 sq m / 7077 sq ft (Including Garage)



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