



# An attractive detached family home in South Ascot

**Manor Lodge, St Mary's Road, Ascot, SL5 9AY**

Freehold

**savills**



Drawing room • Dining room • Family room • Kitchen/ breakfast room • Utility room • Principal bedroom suite • 5 further bedroom suites • Dressing room/store room • Media/TV room • Double garage • Gated entrance • West facing garden

### Description

Manor Lodge is a beautifully presented family home offering deceptively spacious accommodation over three floors. The versatile ground floor includes an impressive double height reception hall, a large drawing room with bi-fold doors to the rear gardens, a fully integrated kitchen/ breakfast room, a dining room again with bi fold doors to the rear gardens, a family room, utility room and cloakroom. The first floor accommodation comprises the principal suite with vaulted ceiling, dressing room, en suite bathroom and two Juliet balconies overlooking the rear gardens. There are four further bedroom suites and a dressing room/ store room on the first floor. On the second floor there is a further bedroom, shower room and TV/media room.

Manor Lodge sits in a quiet position, with gated grounds that open onto the driveway offering ample parking and leading to the integral double garage. There is a side access to the rear garden comprising a terrace with outside lighting, an area of lawned gardens and a variety of mature shrubs and trees providing a good deal of seclusion.

### Situation

Manor Lodge is situated on St Marys Road a prime residential road in South Ascot with access to both Sunninghill and Sunningdale High Streets and approximately 1.1 miles to Ascot railway station providing services to London (Waterloo). By road Sunninghill is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

### 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 with Savills.







**Manor Lodge, St Mary's Road, Ascot, SL5 9AY**  
**Approximate Floor Area** 460.8 sq m / 4960 sq ft (Including Garage)



savills

savills.co.uk

**Charlie Fisher**  
Savills Sunningdale  
**01344 626162**  
sunningdale@savills.com

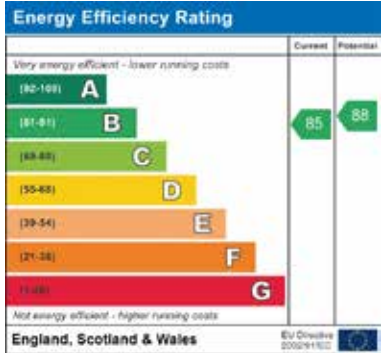


Ground Floor

First Floor

Second Floor

For identification only. Not to scale. © 210310CF



**Important notice** Savills, its 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. Brochure by fourwalls-group.com

