



Located at the end of a private lane in Ascot

Nightingale House, Burleigh Road, Ascot, Berkshire, SL5 7LD

Freehold

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Drawing room • Dining room • Study • Kitchen/breakfast room • Garden room • Family room • Office / playroom • Utility room • Cloakroom • Principal bedroom with en suite bathroom • 4 further bedrooms (3 with en suites) • Bonus room/bedroom 6 and shower room • Family bathroom • Double garage

Description

Nightingale House is a beautifully presented family home offering an excellent range of spacious living accommodation at the end of a private lane.

The accommodation is set over three floors and comprises a large welcoming entrance hall, a drawing room with a log burner and French doors to the garden, a dining room and study. There is a fully integrated kitchen/breakfast room leading to a garden room with two sets of doors to the garden, a utility room, cloakroom, family room plus an office/playroom with a door connecting the property to the double garage. There are five bedrooms (four with en suites) and a family bathroom on the first floor and on the second floor there is a bonus room/bedroom 6 and shower room.

Outside, the south easterly facing gardens has a full width sun terrace which is accessed from both the drawing room and garden room. The remainder of the gardens are mainly laid to lawn with mature shrubs and trees. The gated entrance leads to a shingle driveway with parking for several vehicles as well as the double attached garage.

Situation

Nightingale House is located down a private lane, off Burleigh Road with access to

Ascot racecourse and 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 Papplewick, LVS, Hall Grove, Charters, St George's and St Mary's Ascot, The Marist Schools and Charters. 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 with Savills.





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Approximate Area 449.1 sq m / 4834 sq ft

Garage 34.2 sq m / 368 sq ft

Total 483.3 sq m / 5202 sq ft



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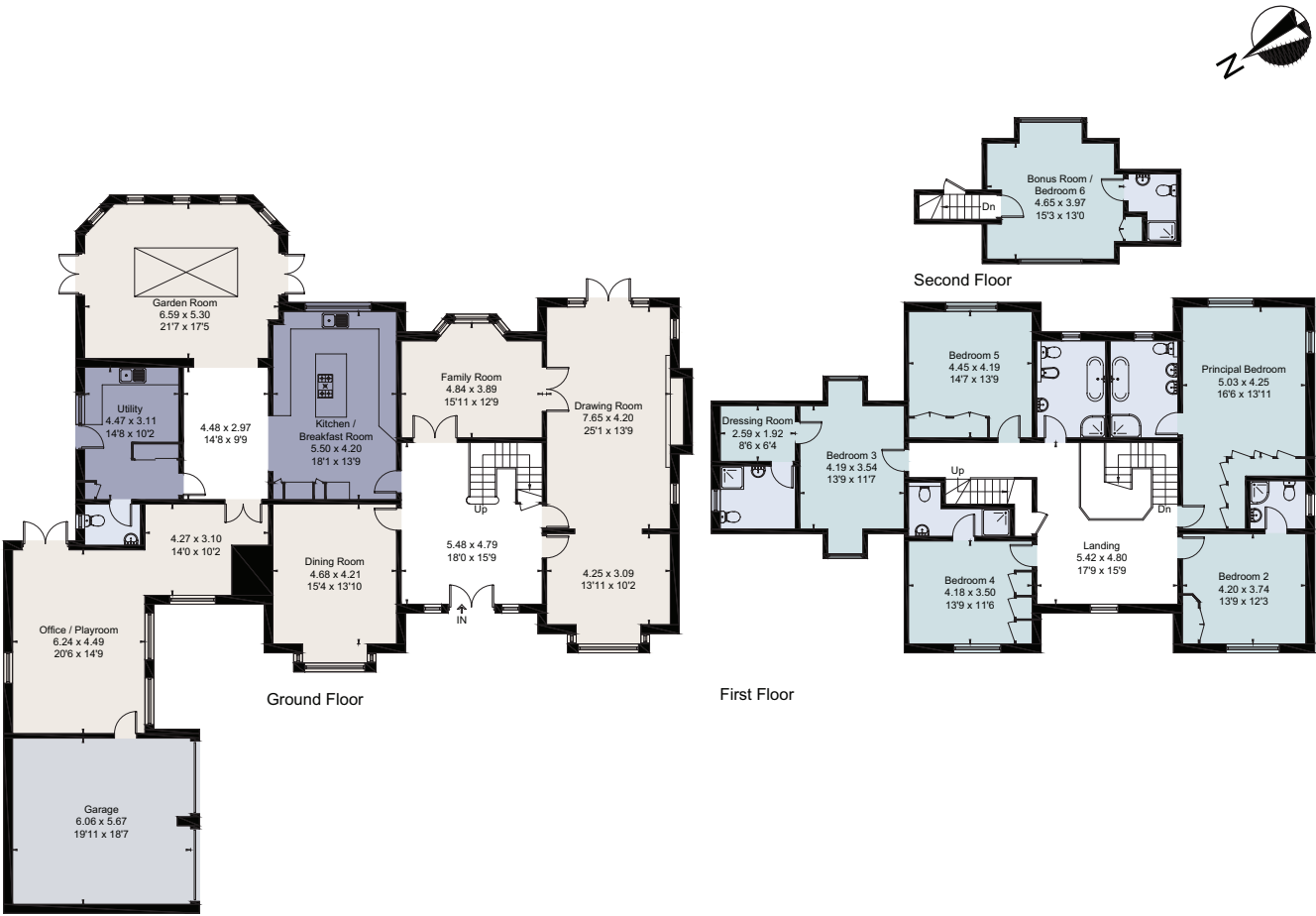
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Karen Brannigan

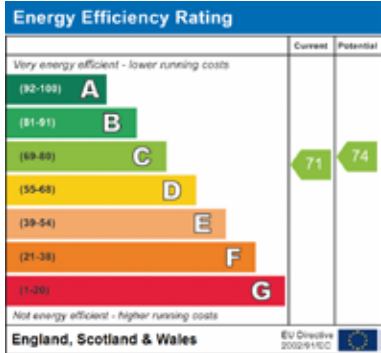
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