



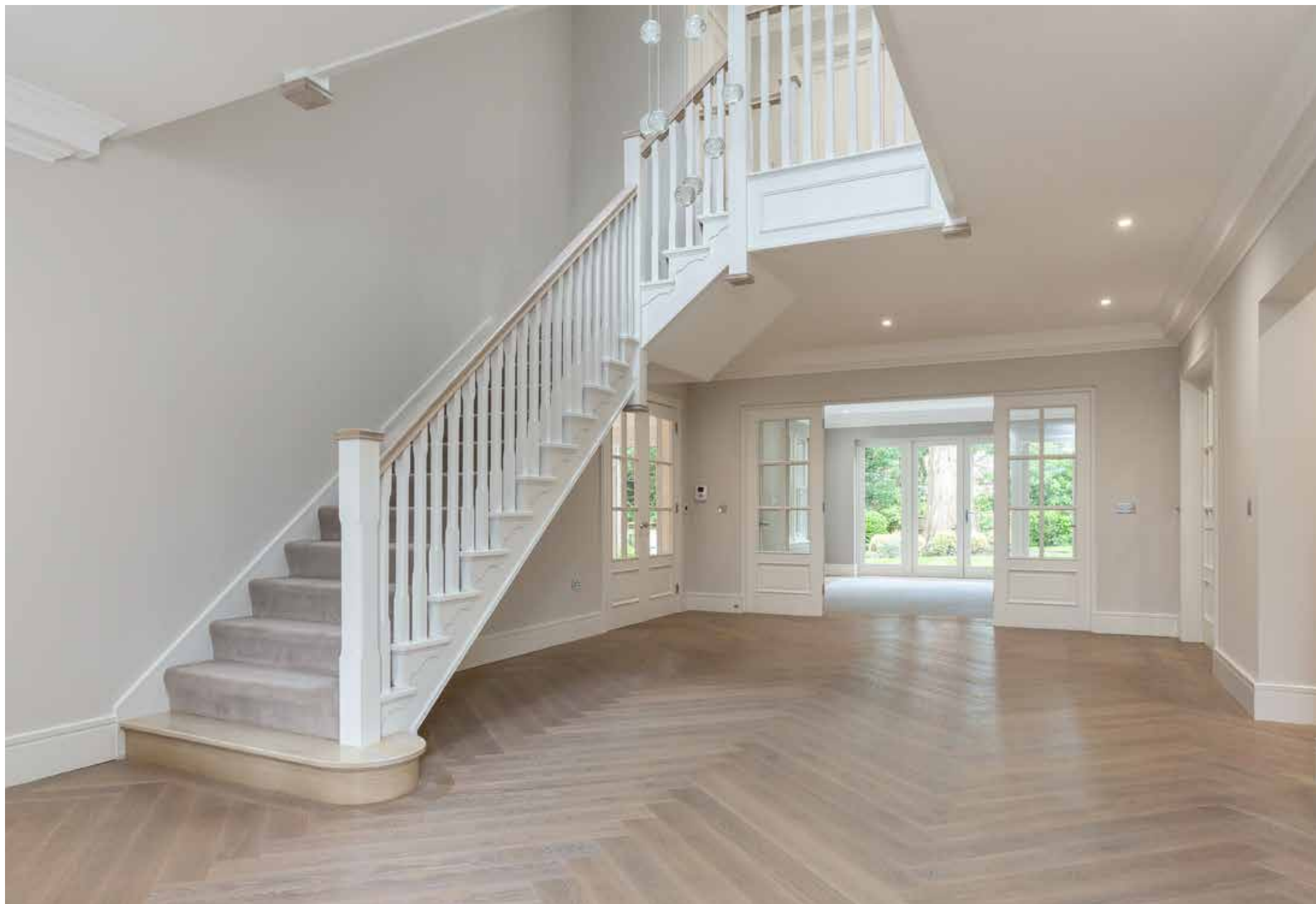
# A magnificent family home in Ascot

Evesley House, Holland Place, Ascot, Berkshire, SL5 9JP

Freehold







Galleried reception hall • Drawing room • Dining room • Study • Open plan kitchen/breakfast/family room • Wolf gas/electric range and Sub Zero fridge freezer and wine cabinet • Utility room • 2 cloakrooms • Principal bedroom suite with dressing room, en suite bathroom and balcony • 3 further bedroom suites • 2 further bedrooms • Family bathroom • Independent staff / guest annexe • Gated entrance • Triple garage • Driveway parking • South facing garden in all about 0.56 acres

#### Description

Evesley House is a stunning recently refurbished family home offering well-proportioned accommodation over three floors.

The impressive galleried hallway leads to a drawing room, a dining room and an open planned fully integrated kitchen/breakfast/family room with bi fold doors opening onto the full width terrace and south facing garden. There is also a utility room, two cloakrooms and a boot room.

On the first floor there is a principal bedroom with dressing room, balcony and en suite bathroom and three further bedroom suites. There are two further bedrooms a bathroom and plant room on

the second floor.

Outside, the property is set back behind a gated entrance opening onto a block paved driveway offering ample parking and access to the triple garage with an independent annexe above. The remainder of the front is laid to lawn with herbaceous borders. The south facing rear garden is mainly laid to lawn with a paved sun terrace, well stocked flower beds and borders, a variety of mature shrubs and trees, providing significant privacy. There is a garage/workshop which could be repurposed into a social space, office or gym and there is gated access to the rear garden. In all the south facing gardens extend to approximately 0.56 acres.



**Situation**

Evesley House is situated in Holland Place an exclusive gated development of just three elegant detached houses. There is access to Sunninghill village which offers a range of shops, restaurants and gastro pubs.

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, The Marist Schools, St George's and St Mary's Ascot. 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 the selling agents Savills and Hamptons.









**Evesley House, Holland Place, Ascot, Berkshire, SL5 9JP**

**Approximate Area** 669.1 sq m / 7202 sq ft

**Garages** 79.6 sq m / 857 sq ft **Total** 748.7 sq m / 8059 sq ft  
(Including Annexe / Excluding Voids / Gazebo)

**Including Limited Use Area** (13.4 sq m / 144 sq ft)



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savills.co.uk

**Karen Brannigan**

Savills (UK) Ltd, Mount Lodge,  
London Road, Sunningdale,  
SL5 0EP

**01344 295372**

kbrannigan@savills.com

**Martin Burrow**

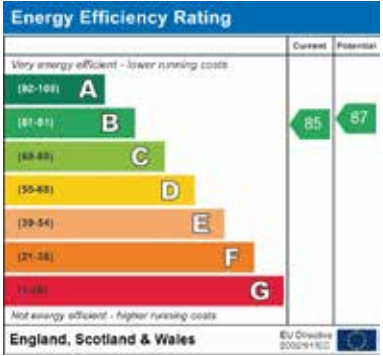
Hamptons, 6 Broomhall  
Buildings, Chobham Road,  
Sunningdale, SL5 0DU

**01344 627555**

Burrowm@hamptons.co.uk



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