



A fantastic opportunity in a generous plot

Dukes Hill House, Dukes Hill Road, Bagshot, Surrey, GU19 5JA

Freehold



Entrance hall • Drawing room • Dining room • Kitchen/ breakfast/family room • Cloakroom • Second kitchen • Shower room • Principal bedroom with en suite bathroom • 5 further bedrooms • 3 further bath/shower rooms • Bonus/storage/games room • Two double garages • Heated outdoor swimming pool • Mature landscaped gardens • In all about 1.02 acres

Description

Dukes Hill House is a wonderful opportunity to create a unique family home surrounded by mature grounds of over an acre.

Currently, the ground floor has a spacious entrance hall, a triple aspect drawing room with a multi burner stove, a fully integrated kitchen/ breakfast/family room both with doors opening to the sun terrace. There is access to an inner entrance hall which leads to a dining room, second kitchen, bedroom six and shower room. There is also access to the two garages.

On the first floor there is a principal bedroom suite with built in wardrobes and en suite bathroom, a second bedroom suite with balcony and en suite bathroom, three further bedrooms, a family bathroom and a bonus/storage/games room.

The delightful gardens and grounds are mainly laid to lawn with well stocked flower beds, a variety of shrub borders, mature trees, bushes and hedging. There is an outdoor swimming pool, a paved sun terrace and a detached pool cabin with sauna. To the front, there is driveway parking for several vehicles and two attached double garages with a large bonus/storage/games room above. In all the gardens

and grounds extend to approximately 1.02 acres.

Situation

Dukes Hill House is ideally located for the shops and main line stations in Bagshot and Sunningdale providing services to London (Waterloo).

By road, Bagshot is convenient for Heathrow Airport, M3, M4 and M25 motorways.

There are a number of renowned schools including Papplewick, The Marist Schools and St George's and St Mary's Schools in Ascot. There are two international options; TASIS and The ACS Egham and access to Eton and Wellington Colleges.

Local Authority: Surrey Heath Borough Council

Services: The property has mains gas, water, drainage and electricity.

Fixtures and fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Tenure: Freehold

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





Area: 1.02 acres

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Plotted Scale - 1:850. Paper Size - A4



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Approximate Area 350.2 sq m / 3769 sq ft

Outbuilding 28.9 sq m / 311 sq ft

Garage 54.7 sq m / 589 sq ft

Total 433.8 sq m / 4669 sq ft

Including Limited Use Area (3.7 sq m / 40 sq ft)



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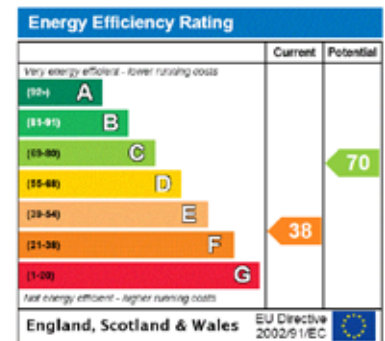
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