



An elegant detached family home in Ascot

Swinley House, 11 The Chase, Ascot, Berkshire, SL5 7UJ

Freehold





Entrance hall • Drawing room • Dining room • Family room • Study • Kitchen/breakfast room • Utility room • Principal bedroom with dressing room, en suite bathroom, balcony and dedicated bonus room • Bedroom 2 with dressing room, shower room and balcony • 3 further bedrooms (1 en suite) • Family bathroom • 2nd floor Study • Plant room • Storage room • Double garage • Gated development

Description

Swinley House is an immaculate Georgian style family home in a gated development presented beautifully in a contemporary style. The versatile ground floor includes a formal drawing room with log burning stove, a formal dining room with fireplace, a family room and study each with doors to the garden and a cloakroom. The fully integrated kitchen/breakfast room has a vaulted ceiling and French doors to the rear terrace providing a great feeling of space and light. There is a separate utility room with a door to outside.

The first floor features a principal bedroom suite with dressing room, en suite

bathroom and doors to a balcony and dedicated bonus room which could be used as a lounge area or gym. Bedroom two has a dressing room and en suite shower and access to the balcony. There are two further bedrooms and a family bathroom on the first floor and a bedroom with en suite on the second floor along with a further study, plant room and storage room.

Outside, the property is approached via a blocked paved driveway providing generous parking and leading to the double garage. The rear garden is mainly laid to lawn with a variety of well stocked flower borders and a sun terrace ideal for outside entertaining.



Situation

Swinley House is located in a private gated road in Ascot ideally situated for Ascot High Street and main line station to London (Waterloo).

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

There are a number of renowned schools nearby including Papplewick, Hall Grove, Charters, The Marist Schools and St George's and St Mary's Schools in Ascot. Eton and Wellington Colleges are within easy reach as are the international options including 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.

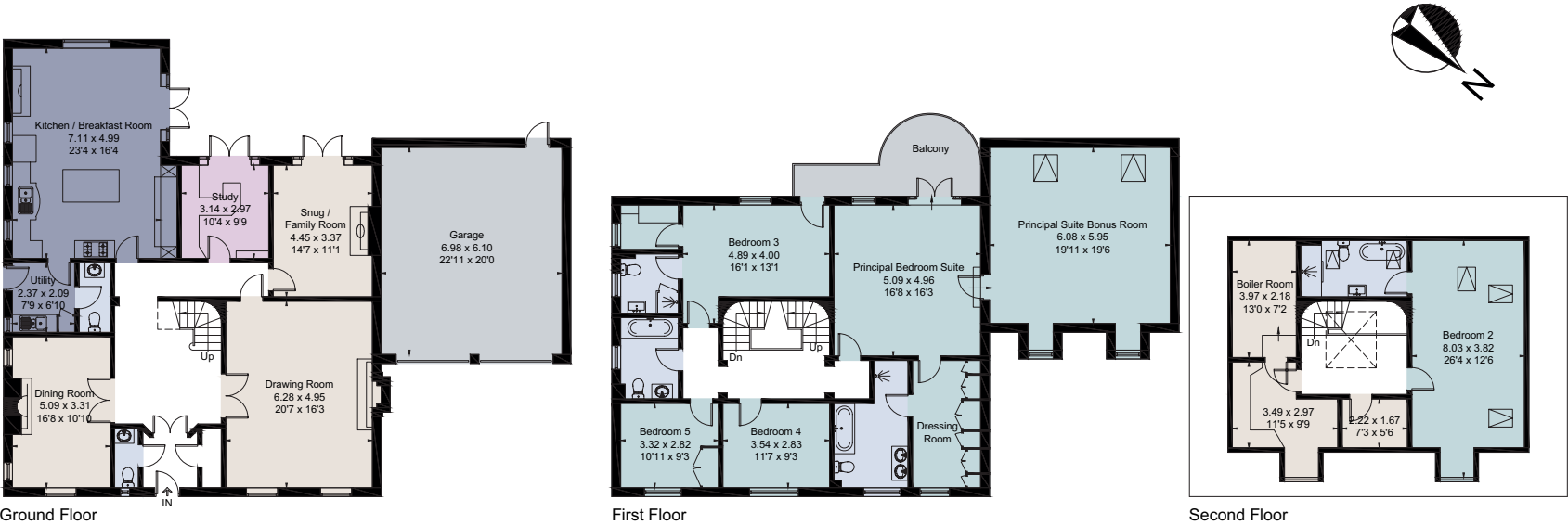




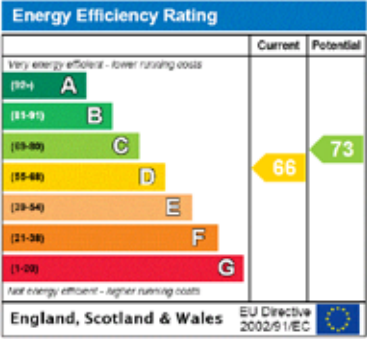
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Approximate Area 380.2 sq m / 4092 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)
Garage 42.7 sq m / 460 sq ft
Total 422.9 sq m / 4552 sq ft

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Karen Branningan
Savills Sunningdale
01344 626162
sunningdale@savills.com



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