



IMPRESSIVE CHARACTER HOUSE IN SOUTH ASCOT

Oakhurst, 1 Kelsall Place, South Ascot, Berkshire SL5 9JJ

Guide price £2,750,000 Freehold



Drawing room, Dining room, Family room • Kitchen/ breakfast room • Conservatory • Study • 4 bedrooms • 3 bathrooms • Annexe • In all about 0.5 acre

Local information

The property is situated in a private gated development in South Ascot with access to the local shops, Waitrose and main line station providing services to London (Waterloo).

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

There are a number of renowned schools in the area including, Hall Grove, Papplewick, Charters (within 0.4 of a mile), The Marist Schools, St George's and St Mary's Schools Ascot. There are two international options, TASIS and ACS Egham and access to Eton and Wellington Colleges.

About this property

Oakhurst is a beautiful and well appointed family home with air conditioning situated within a gated development of only three independent houses.

The versatile ground floor accommodation comprises a spacious reception hall, a triple aspect drawing room overlooking the gardens, a dining room, a fully integrated kitchen/breakfast room and family room each leading to a double width conservatory which is ideal for family use. To complete the ground floor there is a comprehensively fitted study, guest cloakroom and utility room. There is an independent annexe currently used as a gym with a shower room.

The galleried landing leads to a generous principal bedroom suite with dressing room and en suite bathroom and three further bedrooms and two further bathrooms (one en suite).

Oakhurst is approached via wrought iron electric gates with parking for several cars, a double garage and a car port with additional bicycle storage.

The well manicured south west facing gardens are mainly laid to lawn with mature trees and flowering shrubs along with tall hedging providing a good deal of privacy. There is a terrace and large decking area with a hot tub and water feature. In all the gardens extend to just under 0.5 acre.

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

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

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead Council Tax Band H

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills



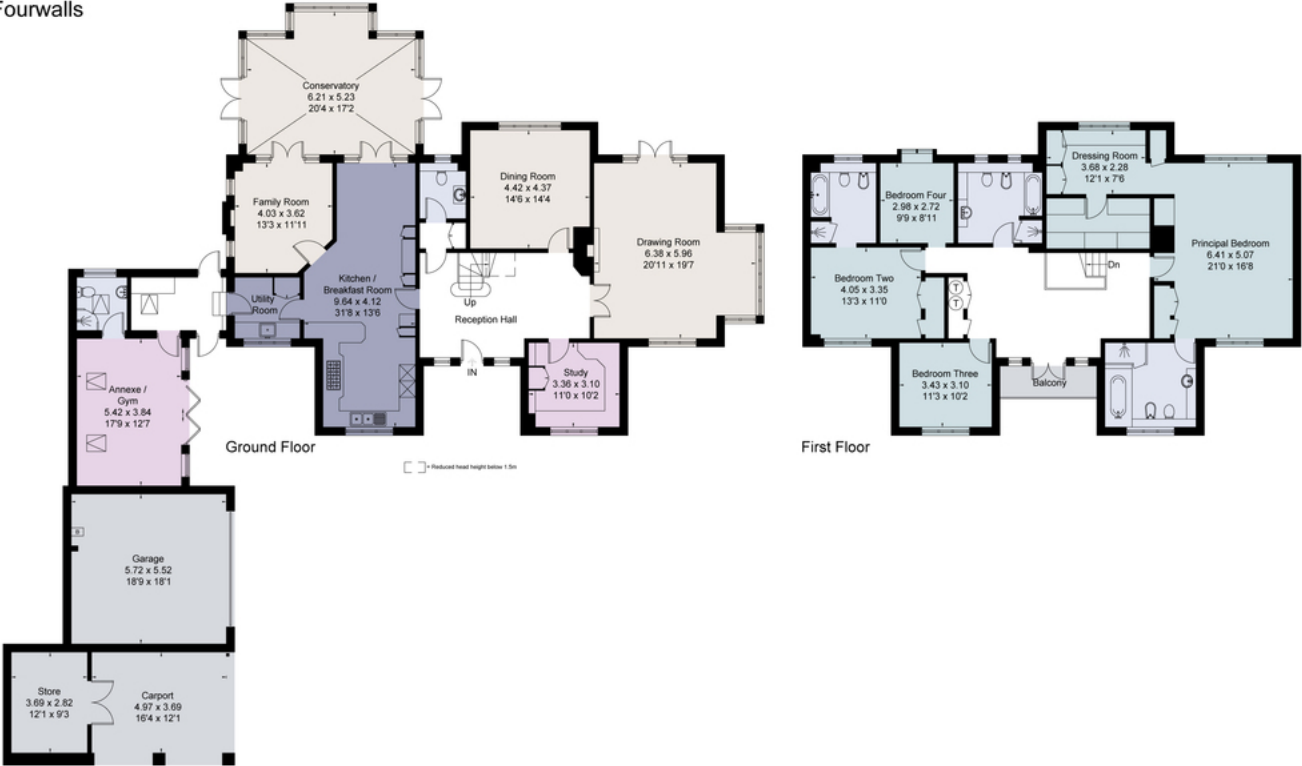


Oakhurst, 1 Kelsall Place, South Ascot, Berkshire SL5 9JJ
Gross internal area (approx) Main House 361.2 sq m / 3888 sq ft
Outbuildings Garage 31.6 sq m / 340 sq ft - Store 10.4 sq m / 112 sq ft
Total 403.2 sq m / 4340 sq ft

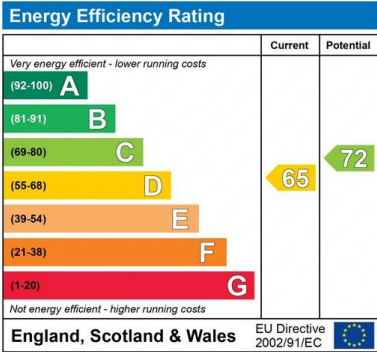
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Approximate Area = 361.2 sq m / 3888 sq ft
Garage = 31.6 sq m / 340 sq ft
Store = 10.4 sq m / 112 sq ft
Total = 403.2 sq m / 4340 sq ft
(Excluding Open Area)
Including Limited Use Area (3.7 sq m / 40 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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