



Helford House

Ascot, SL5

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Helford House sits in a quiet tree lined road, within 0.65 of an acre. It has impressive street appeal with a unique elevation and style. It is a 7,000 sq ft home with a further 3,000 sq ft of basement.

A substantial entrance hall greets you with a gallery staircase and stunning parquet flooring leading to 4 reception rooms. The kitchen/dining and family area are open plan with many arched windows and an atrium providing an explosion of light. The party room, as its called, has its own built in bar and glass doors which open out onto the heated infinity pool and terrace. The handpainted Davenport kitchen comprises a 4 metre long granite island with built in Tulip wood dining area. Appliances include a Britannia double oven, and a Miele combi oven with Miele coffee machine microwave, dishwasher and fridge freezer.

The dual aspect sitting room has high windows and ceilings with a beautiful stone fireplace. There is a generous study with oak hand built bookcases and desk. The 1st floor comprises a master suite with bathroom and dressing room and two further suites along with two additional bedrooms and a shower room.

A large games room is on the second floor with a kitchnette. There is a further bedroom with dressing room and shower room.

The property benefits from underfloor heating throughout, and a sonos audio system with built in speakers.

The 3,000 sq ft basement is a blank canvas with unusually high ceilings, inviting the buyer to install a gym, studio or music room (subject to the usual permissions). The space is ventilated and plumbing and electrics are in situ.

Electronic gates open onto a generous gravelled driveway which benefits from a double garage, with internal access from the utility room. The 0.65 acres is private and well planted and benefits from an infinity pool, terrace, and a summer house with light and power.

Hancocks Mount is centrally located between Ascot and Sunningdale both of which benefit from stations, making London very accessible. Local golf courses, Windsor Forest, Savill gardens and Windsor are all great local attractions. The area has some of the best known schools including Eton college, Wellington College, St Mary's School, Sunningdale, Ludgrove, Woodcote House, Pappelwick School and Hall Grove and the American school.

### General Information:

Local authority :Royal Borough of Windsor & Maidenhead.

Mains services







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Helford House, Hancocks Mount, Sunningdale**  
**Main House internal area 10,044 sq ft (933 sq m)**  
**Garage internal area 366 sq ft (34 sq m)**  
**Total internal area 10,410 sq ft (967 sq m)**



**Second Floor**



**Lower Ground Floor**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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