

# Queens Acre

*Ascot, Berkshire*





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## Queens Acre Prince Consort Drive, Ascot, Berkshire SL5 8AW

*A beautifully appointed modern mansion with over 0.8 acres located in a prestigious residential road.*

### Mileages *(Distances are approximate)*

Ascot High Street & Racecourse – 1 mile; Ascot Station – 1.7 miles; Junction 3 of the M3 – 4.3 miles; Junction 10 of the M4 – 8 miles; Terminal 5 Heathrow – 14 miles; Central London – 31 miles.

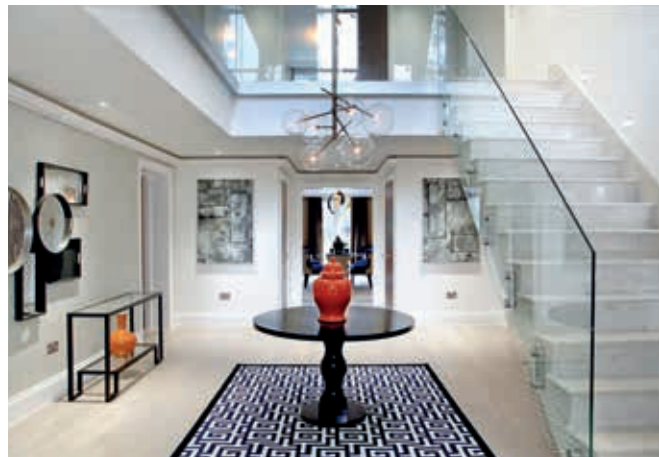
### Accommodation

Grand reception hall, drawing room, dining room, study, double aspect kitchen/breakfast/family room, utility/laundry room, principle suite with dressing room bathroom and balcony, total of 6 bedrooms and 5 bathrooms, second floor media/games room, staff suite over integral double garage.

### Outside

Sweeping driveway providing ample parking to the front. Long rear garden backed by mature trees. Total plot of approximately 0.86 acres.

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## Description

Queens Acre is an exceptional new build house located in one of the area's most sought after roads. The attention to detail is apparent in every room and there are several key features which really set this property apart, including a bespoke, spectacular kitchen from Tom Howley, intelligent Lutron lighting and Sonos sound system on every floor, and stonework and tiling of the highest standard with top grade materials throughout. The large, and beautifully landscaped garden is a private and tranquil space set in mature woodland that can rarely be found in Ascot.

## Key features

- Galleried reception hall and handmade stone staircase
- High ceilings with ornate coving and grand doors throughout
- Bespoke Tom Howley kitchen
- Meile Mastercool fridge/wine fridge/freezer
- Wolf dual fuel range cooker
- Master suite with a balcony, large dressing room and en suite bathroom
- Media/bonus room
- High quality bathrooms designed by Alexander James
- Wired for comprehensive lighting, sound, and security, controlled remotely from any global location, or by a central hub in the house itself
- Staff/guest annexe
- Set in circa 0.86 acre of landscaped grounds
- 10 year NHBC warranty



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## Situation

Queens Acre is located on the highly-sought after Prince Consort Drive, which is 1 mile from Ascot High Street. Shops catering for day-to-day needs are available in Ascot, Sunningdale, and Virginia Water, whilst the towns of Windsor and Guildford offer more extensive amenities. The local area benefits from a variety of excellent restaurants and pubs. There are excellent schools in the general area, including St. Mary's School, Heathfield, St. George's, Eton College, Wellington College, Lambrook Prep School, Hall Grove, Papplewick, The ACS International and TASIS. Some of the best-known golf courses in the world can be found in the area, notably Wentworth and Sunningdale. Polo is available at Ascot Park, Guards Polo Club and the Royal Berkshire Polo Club and there is horse racing at Ascot and Windsor. Excellent spa facilities are available at Pennyhill Park, Coworth Park, Wentworth and Foxhills.

## Local Authority

Bracknell Forest Council – Tel: 01344 352000.

## Services

Mains gas, electricity, drains and water.

## Tenure

Freehold.

## Council Tax

Band H – 2017/18 – £2,992.24

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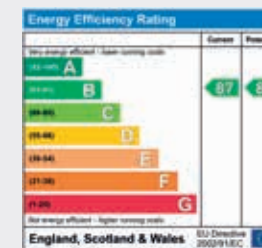




## Queens Acre



Predicted EPC



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

The Prime and Country House team would be delighted to show you around this property.

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