

KERRYWOOD

ASCOT • BERKSHIRE



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EXTREMELY SPACIOUS FAMILY HOME WITH SEPARATE STAFF ACCOMMODATION

Ground floor:

Large Reception hall • Drawing room
Kitchen / Family room / Utility room
Dining room • Study

First floor:

Master bedroom suite • 3 further bedroom suites • Further bedroom • Family bathroom

Second floor:

Bonus room and bathroom

Staff accommodation with living room, kitchen, bedroom and shower room

Landscaped gardens • Triple car garage

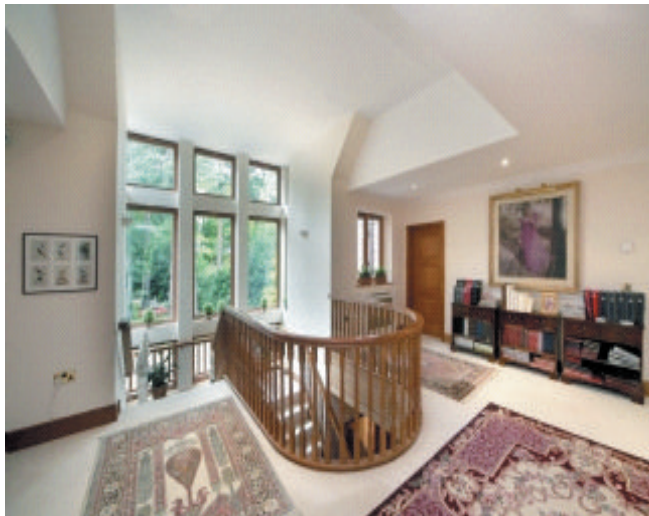
Approximate total gross internal floor area of 8,130 sq ft.

All in about 0.69 Acres (0.28 Hectares)

Ascot High Street 1 mile • Sunningdale 2.5 miles
Heathrow Airport 12 miles • Central London 28 miles
Ascot station 0.8 miles providing regular services to London (Waterloo) in approximately 55 minutes
Windsor 5.5 miles (All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Address

Kerrywood, Horsegate Ride, Ascot, Berkshire, SL5 7UJ.

Situation

In a secluded location at the end of a private road and a short distance to Ascot train station and within easy reach of the local amenities the Ascot High Street has to offer.



Schools: Schooling in the area is excellent including Charters Sports and Science College, St George's, St Mary's, Hallgrove, LVS Ascot, Papplewick and The Marist to name but a few.



Entertainment: Some of the finest golf clubs in the world including Sunningdale, The Berkshire, Swinley and Wentworth. Tennis and health clubs. Spa facilities at Coworth Park, The Berystede and Pennyhill Park. Ascot Racecourse famous for Royal Ascot. Polo at Guards Club and multiplex cinemas and leisure centres in nearby towns.



Restaurants: La Sorrentina, The Drawing Room & The Barn at Coworth Park, The Carpenters Arms, Bluebells Restaurant & Bar.



Walking & Riding: Beautiful country walks can be found at Virginia Water, Windsor Great Park and on Chobham Common. A licence to ride in Windsor Great Park can be acquired.



Shopping: Ascots provide a good selection of local shopping facilities. More extensive shopping facilities can be found in Windsor, Camberley and Guildford.



Travel: The M3 and M4 provide good road links to the west country and central London and via the M25 connect to Heathrow.



Ascot train station links directly to London Waterloo via Richmond.



Heathrow and Gatwick international airports are easily accessible.

Directions (Postcode SL5 7UJ)

From our offices in Ascot High Street turn right and at the roundabout, turn left passing through South Ascot village. Turn right into Coronation Road and take the second turning on the left into Horsegate Ride where Kerrywood will be found on the right hand side.

Gardens and Grounds

The property is approached via electronic security gates that lead onto the driveway which winds through the landscaped front garden to the generous brick pavier parking area in front of the triple garage.

Services

We are advised by our client that gas, electricity, water and drainage are all mains supplied.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excluded from the sale but certain items may be available by separate negotiation.

Local authority

Royal Borough of Windsor and Maidenhead.
Tel. + 44 (0)1628 683800

APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 693sq.m (7,467sq.ft)
Garage = 58sq.m (625sq.ft)
External Room = 3sq.m (38sq.ft)
Total = 754sq.m (8,130sq.ft)

