

# CHATSWORTH

SOUTH ASCOT • BERKSHIRE



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### IMPRESSIVE HOME IN SOUGHT AFTER LOCATION

#### Ground floor:

Entrance hall • Drawing room • Dining room • Kitchen/family room • Library • Study • Utility room • Cloakroom

#### First floor:

Master bedroom with dressing room and en suite bathroom  
3 further bedroom suites • Studio/media room

#### Second floor:

2 further bedrooms suites • Kitchenette

Landscaped gardens • Garaging for three cars.  
All set in approximately 0.5 acres (0.2 hectares)

Approximate total gross internal floor area of 8,389 sq ft  
(779.4 sq m)

Ascot 1 mile • Windsor 6.9 miles • M3 (J3) 4.5 miles • M25 (J12) 12 miles • Heathrow Airport (T5) 13 miles • Central London 30 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

Chatsworth, Friary Road, South Ascot, Berkshire, SL5 9HD.

## Situation

Friary Road is one of the most desirable roads in South Ascot located close to Ascot High Street, Sunninghill and Sunningdale. All 3 villages offer a good selection of shopping facilities, restaurants, pubs and coffee shops. Ascot railway station provides regular services to London (Waterloo).



**Schools:** We are very fortunate to have excellent schooling in the local area 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:** Ascot Grill, The Windmill, The Belvedere, Bluebells, and Fegos.



**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:** Ascot and Sunningdale 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 9HD)

From the Knight Frank Ascot office, turn right onto the High Street/A329 for 0.3 miles. At the roundabout, take the first exit onto Station Hill/A330. After 0.9 miles, turn right onto Friary Road, continue past Monks Walk and Chatsworth House will be found after a short distance on the left hand side.

### Gardens and Grounds

The main reception rooms open out to the south facing rear garden and terrace, ideal for al fresco entertaining overlooking the beautiful landscaped gardens.

### Services

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

### Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are excluded from the sale. However, 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

779.4 sq m/8,389 sq ft

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