

HIGHBURY

ASCOT • BERKSHIRE



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A spacious colonial style five bedroom luxury family home

Entrance hall • Drawing room • Dining room • Study
Kitchen/Breakfast Room • Utility room • Cloakroom
Family room • Office/computer room

Master bedroom with dressing room and ensuite bathroom
4 further ensuite bedrooms

Indoor swimming pool complex with changing facilities
Delightful gardens and grounds
Driveway parking • Triple garage • 2 bedroom annexe/office
Storage

Approximate internal floor area 773 sq m (8,324 sq ft)
In all about 1.4 hectares (3.54 acres)

Ascot High Street 1 mile • Sunningdale 2 miles
Central London 32 miles • Heathrow Airport 12 miles
(All distances and times 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

Highbury, Prince Albert Drive, Ascot, Berkshire. SL5 8AQ.

Situation

Highbury occupies a secluded yet accessible position a short distance from Ascot town centre. The town offers an excellent range of shops for day to day needs in addition to a main line station affording easy access to London Waterloo (approximately 55 minutes). Further extensive amenities may be found to the north in Windsor and to the south in Camberley, both of which are within easy reach.



Schools: We are very fortunate to have a selection of schooling in the local area including Wellington College, St George's, St Mary's, The Marist, Hall Grove, Papplewick and Charters Sports and Science College.



Entertainment: Golf courses at Sunningdale, Swinley and Wentworth. Health clubs at The Berystede, Royal Berkshire, Coworth Park and Pennyhill Park. Cinemas and theatres at Camberley and Windsor.



Restaurants: There is a good selection of restaurants in the area including Coworth Park, Ascot Grill, Bluebells, The Belvedere Arms, The Windmill and Pennyhill Park.



Walking & Riding: Many walks in the area including Windsor Great Park, Chobham Common, Virginia Water Park and riding facilities.



Shopping: Royal town of Windsor, Reading and Camberley provide a good selection of shops.



Travel: Easy access to the M3 and M25.



Both Ascot and Sunningdale rail stations are close by with direct trains to London (Waterloo).



Heathrow Airport can be accessed via the A30 or M25.

Gardens and grounds

These are truly a feature of the property, with the long drive leading up to the front of the house, Highbury is set in approximately 3.54 acres of delightfully mature grounds which provide a very attractive natural setting for the house.

Directions (Postcode SL5 8AQ)

From our offices in Ascot High Street, turn right and at the roundabout proceed straight over. At the Heatherwood Hospital roundabout turn left and after about a quarter of a mile, turn left into Prince Albert Drive where Highbury is seen towards the top of the road on the left hand side.

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 specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Bracknell Forest Borough Council

Tel : +44 (0) 1344 352000

Approximate Gross Internal Floor Area :	
Ground Floor	394 sq m / 4239 sq ft
First Floor	212 sq m / 2283 sq ft
Garage	92 sq m / 990 sq ft
Annexe	75 sq m / 812 sq ft
Total	773 sq m / 8324 sq ft



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