

WELLSBRIDGE HOUSE

ASCOT • BERKSHIRE







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Ascot station 1.2 miles • Ascot High Street 0.75 mile • Windsor 7.5 miles • Heathrow Airport (T5) 10 miles
M3 4.5 miles • M4 9.5 miles • Central London 28 miles
(Distances and times are approximate)

*A substantial and elegant family house, set in just over 5.5 acres,
just a few moments walk from Ascot high street*

ACCOMMODATION AND AMENITIES

Main House

Entrance hall • Drawing room • Dining room • Office • Kitchen • Utility room • Two WCs

Master bedroom with en suite bathroom and dressing room

Six further bedrooms (Two en suite) • Family bathroom • Second bathroom • Store

One bedroom annexe with bathroom and kitchen

Indoor swimming pool

Guest/Staff cottage

Living/Dining room • Kitchen • Three bedrooms • Bathroom • Two WC's

Three large stores

Approximate Gross Internal Floor Area: 9851 sq ft

In excess of 5.6 acres

Ascot

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Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Situated in a very private and secluded setting Wellsbridge House enjoys privacy and seclusion just moments from Ascot high street. Ascot and nearby Windsor are where two prominent events on the British social calendar take place: the famous race meeting of Royal Ascot and the annual Royal Windsor Horse Show.



The royal residence of Windsor Castle is situated within the region, as is Guards Polo Club, which has Her Majesty The Queen as its patron, and several prestigious schools of world renown, including Eton College.



Surrounded by stunning parkland and woodland, the area is home to the world renowned Sunningdale Golf Club and the exclusive Wentworth Club golf course and health resort, which hosts the annual PGA golf tournament.



For those who enjoy dining out there are exclusive restaurants and traditional British pubs, as well as Ascot's luxurious country house hotel and eco-spa, Coworth Park.



The M3 (J3) is approximately 4.5 miles distant and this in turn leads to the M4 & M25.



Rail links are available from Ascot (about 1.2 miles away) to London Waterloo (approximately 1 hour) and Heathrow Airport is about 10 miles.



Further local facilities in the area are available in Sunningdale.





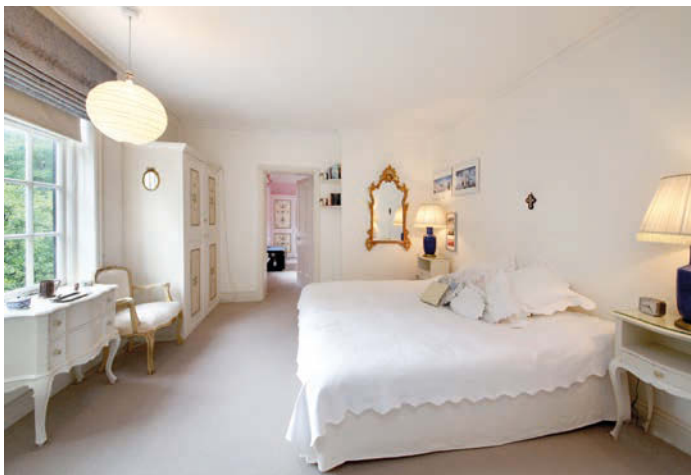
Wellsbridge House

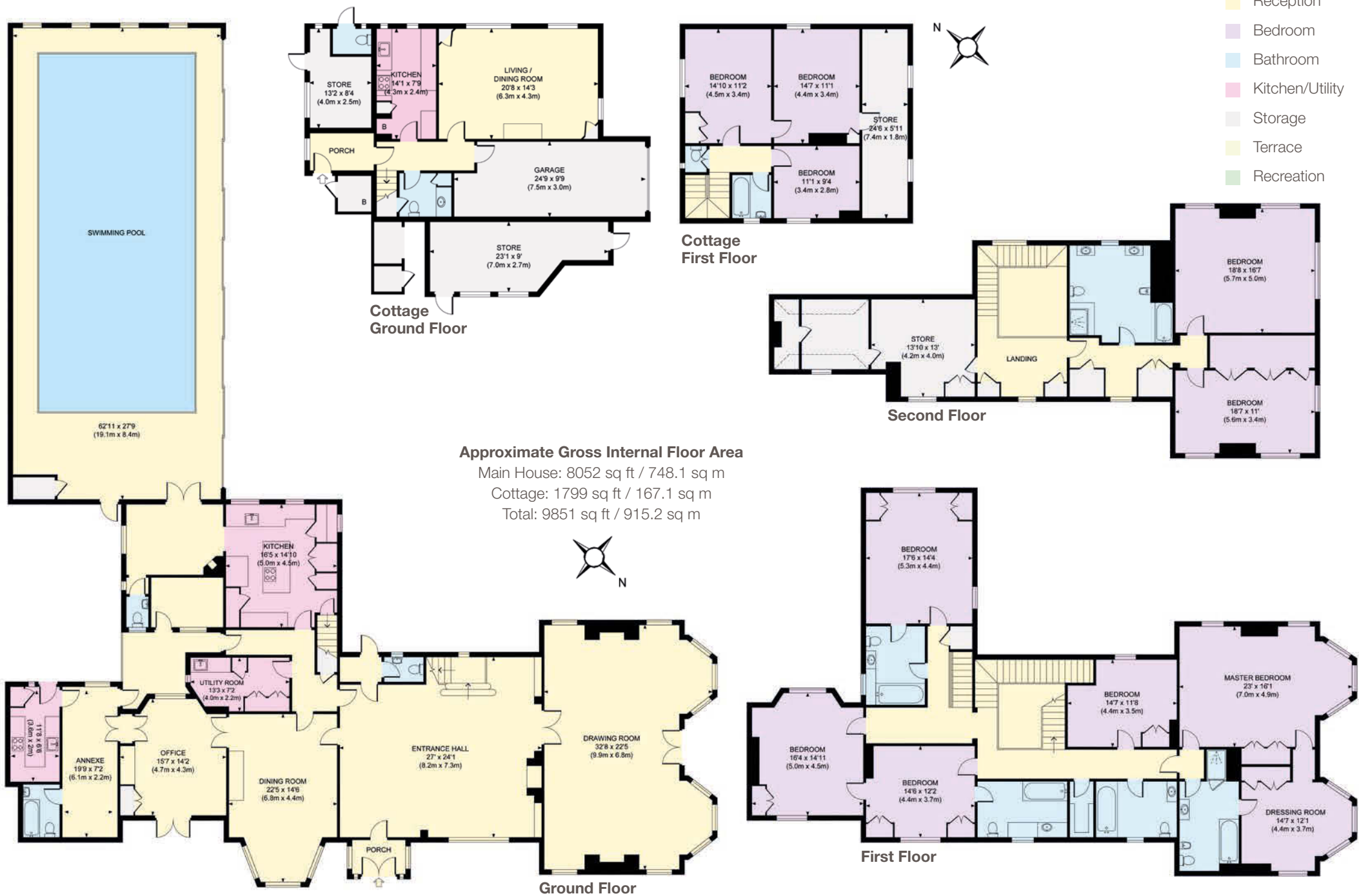
Wellsbridge House is a well-proportioned and charming family house which, we understand, dates back in part to the late 1800's. The property comes to the market for the first time ever and represents a unique and exciting opportunity for the incoming purchaser to acquire a substantial and notable house, set in absolutely stunning grounds, within striking distance of Ascot high street.

The property retains a wealth of character and charm and some fine features including wonderful oak panelling in the entrance hall, open fireplaces, high ceilings and a magnificent staircase. The accommodation is arranged over three floors and the majority of the reception rooms and bedrooms enjoy a delightful outlook over the mature and well-established grounds.











Gardens and Grounds

The grounds at Wellsbridge House are incredibly special. To have 5.6 acres of land creating such an extensive parkland setting is extremely rare in a location that is so close to Ascot high street. One can enjoy the most wonderful and private rural setting without isolation.

Within the grounds there is also a detached three bedroom cottage with a separate vehicular access which is ideal for guest or staff accommodation.





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Services

We are advised by our client that the property has mains water and electricity with private drainage and gas central heating.

Local Authority

Windsor and Maidenhead. Tel: 01628 683800

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as some of the light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Directions (SL5 7DL)

From Ascot high street and proceed towards Virginia Water and Sunninghill (A329) and after leaving the mini roundabout continue straight ahead and after approximately 1.2 miles Wellsbridge House will be found on your right hand side.

Viewings

All viewings are strictly by prior appointment with Knight Frank.

