WILLOW COTTAGE

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PRICE

£3,750,000

A substantial and stylish family house in one of Ascot's premium private roads

ADDRESS

Willow Cottage
Earleydene
Ascot
Berkshire, SL5 9JY

LOCAL

Coworth Park
The Carpenters Arms
The Wentworth Club

TOWNS & TRAIN STATIONS

Ascot High Street 2.4 miles
Windsor 7.5 miles
Central London 25 miles
Ascot Railway Station 2 miles
London Waterloo from 54 mins
Heathrow Airport 16 miles

THE COUNTRY HOUSE DEPT.

51.7950° N - 1.8839° W

ABOUT THIS HOUSE

GENERAL

6
BEDROOMS

5
BATH/SHOWER ROOMS

5
RECEPTION ROOMS

SERVICES	Mains gas, water, electricity and drainage. Fibre broadband. Underfloor heating on ground floor and in the bath/shower rooms. Underfloor heating in The Lodge
EPC	C
COUNCIL TAX	Band H
LOCAL AUTHORITY	Royal Borough of Windsor and Maidenhead
ACREAGE	1.06

HOUSE AND GROUNDS

Willow Cottage is an enchanting and characterful home of substantial proportions, situated in one of Ascot's premium private roads. In recent years the property has been extended and completely renovated by the current owners. The result is a stylish home which is beautifully presented and provides a high degree of flexibility as to how the accommodation can be used. The whole feel of the property is one of sleek modern style, balanced with the character of an older home and filled with vast quantities of natural light. All of the reception rooms to the rear of the property open up on to the south facing garden and large terrace, with bi-fold doors, which accentuate the relaxed nature of bringing the outside space in. The bespoke Anthony Mullen kitchen is a highlight, complete with Miele appliances and a Mercury Range cooker. All of the bedrooms are well proportioned and of particular note is the master bedroom suite, which also has bi-fold doors and a Juliet balcony overlooking the beautiful and mature gardens beneath.

The gardens have been expertly designed and provide a high level of privacy and seclusion. There are attractively decked areas, pathways shaded by timber pergolas, specimen plants and shrubs. A superb heated swimming pool with electric cover, sits attractively at the bottom of the garden and is framed by the newly built Lodge, giving this area a tranquil holiday feeling.

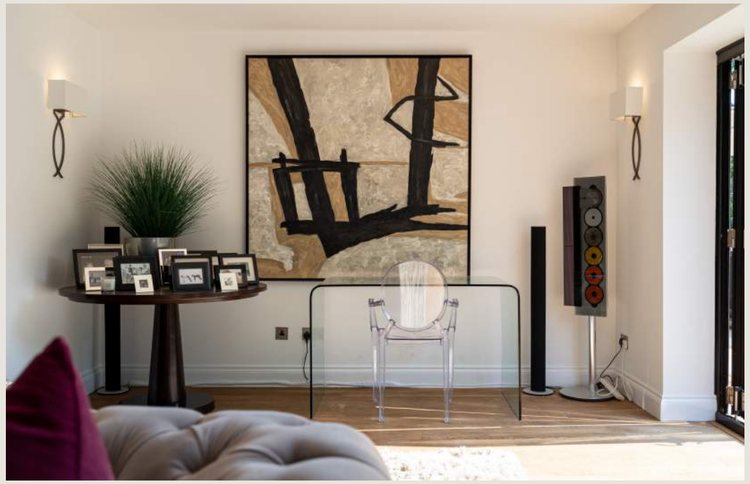
BREAD

ABOUT THIS AREA

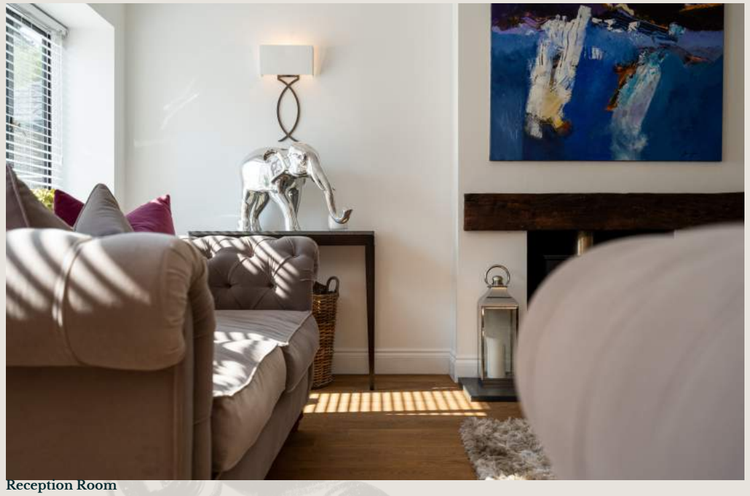
OUR THOUGHTS ON ASCOT

Earleydene is one of the very best private roads in Ascot, offering peace and tranquillity, yet only moments from the attractive Ascot High Street. Ascot, Sunningdale, Windsor and the surrounding towns are known for their wide selection of shops, boutiques, bars, traditional country public houses and restaurants including Coworth Park in Ascot as well as the Roux's Waterside Inn and Heston Blumenthal's Fat Duck in Bray.

There are a number of prestigious leisure facilities in the area including golf at Wentworth, Sunningdale and The Berkshire, polo at the Royal Berkshire and Guards Polo Club, horse racing at Ascot and rowing at Henley. There are a number of excellent schools in the area, both state and private.



Reception Room



Reception Room

In recent years the property has been extended and completely renovated by the current owners.

Family Room

Swimming Pool & The Lodge

Bedroom

Master Bedroom

A superb heated swimming pool with electric cover, sits attractively at the bottom of the garden.

ABOUT THE LODGE

THE LODGE

2
BEDROOMS

2
BATH/SHOWER ROOMS

1
RECEPTION ROOMS

The recently completed Lodge is a beautiful single storey, timber clad building of over 3,000 sq ft, which includes two bedroomed en suite accommodation, a substantial entertaining space complete with kitchen with bi-fold doors that overlook the swimming pool, a gym with sauna, a car port and a feature garage complete with glazed viewing area, underfloor heating and an electric car charger. The Lodge provides a versatile space to use for entertaining or as additional accommodation. It is served by its own boiler and has underfloor heating throughout.

AGENT'S NOTE

It is expected that purchasers could benefit from multiple dwelling relief in respect of the Stamp Duty Land Tax. The Country House Department is not qualified to advise on such matters, and it is recommended that purchasers make their own enquiries.

The Lodge - Kitchen

The Lodge - Gym

A beautiful single storey, timber clad building of over 3,000 sq ft.

The Lodge - Living Entertaining Space

FLOOR PLAN

698 sq m / 7,511 sq ft
TOTAL

407 sq m / 4,374 sq ft
MAIN HOUSE

202 sq m / 2174 sq ft
THE LODGE

89 sq m / 963 sq ft
GARAGE / CARPORT INTERNAL AREA

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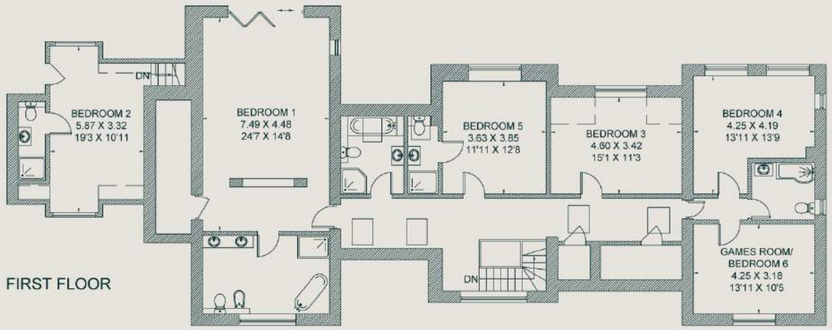
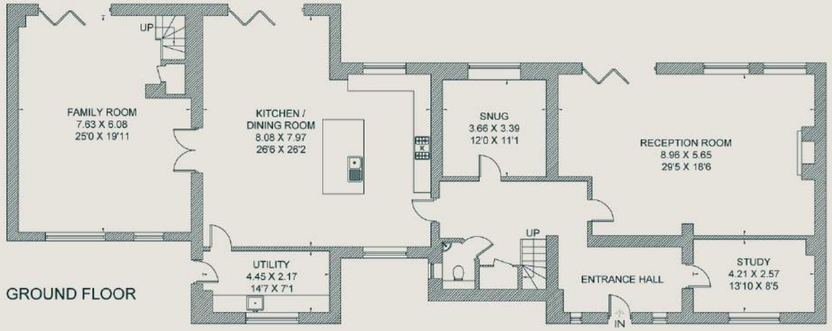
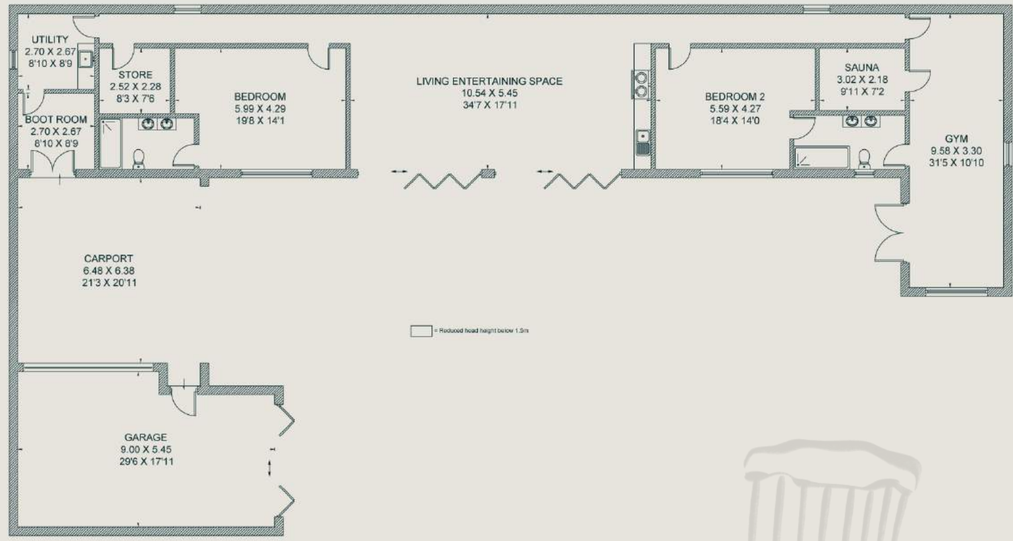


FIRST FLOOR



GROUND FLOOR



SUPPLEMENTARY
ACCOMMODATION

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AREA GUIDE

Berkshire

51°28'15.3"N 1°08'36.5"W

WALKING

Basildon Park

Walk around four different trails through 400 acres of parkland and Woodland.

EATING OUT

The Hind's Head, Bray

Food that is all cooked with exceptional technical dexterity and consummate culinary imagination.

EVENT

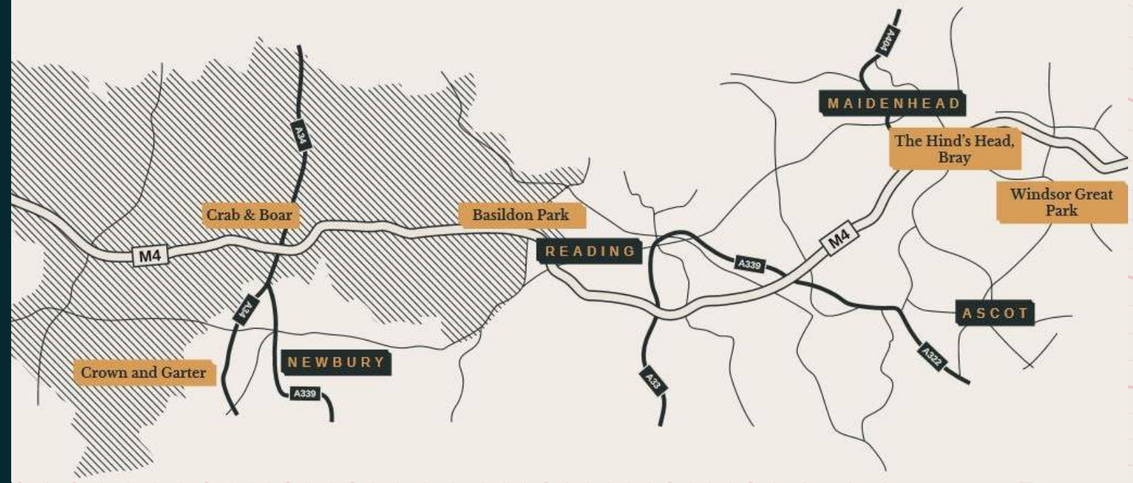
Royal Ascot

Arguably the most prestigious horse racing event in the world. Experience five days of not only the finest horses, jockeys, trainers from around the world but exceptional fashion and cuisine.

DAY OUT

Windsor Great Park

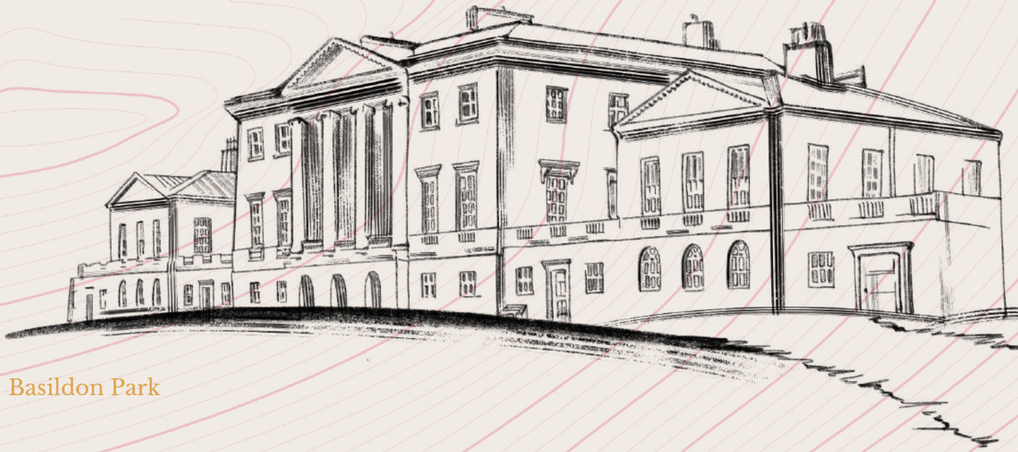
A Royal Park of 4,991 acres, including a deer park, to the south of the town of Windsor.



Windsor Great Park

SPOTLIGHT

The Royal County of Berkshire is the jewel in the home counties crown. It's no surprise that a county fit for a monarch is one of the most attractive locations for those making the move out of London, with a wealth of exceptional schools and fast commuter links to the capital. There's no shortage of leisure activities either, with racing at Windsor, Ascot and Newbury as well as polo at The Guards Polo Club, Cowarth Park and The Royal Berkshire Polo Club. Fine dining is a particular highlight and Bray is the county's worthy epicentre, with the Roux Brothers' Waterside inn and Heston Blumenthal's Fat Duck and The Hind's Head.



Basildon Park

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