



CHATTERTON | REES



Swinley House Whynstones Road, Ascot, SL5 9HW
Guide price £2,000,000





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- **Five Bedrooms**

- **Three Bathrooms**

Swinley House is a delightful Edwardian family home that has been meticulously designed throughout, whilst retaining many original features offering an excellent range of spacious living accommodation over two floors.

- **Detached**

- **Gated in and out Drive**

- **Double Garage**

- **Car Port**

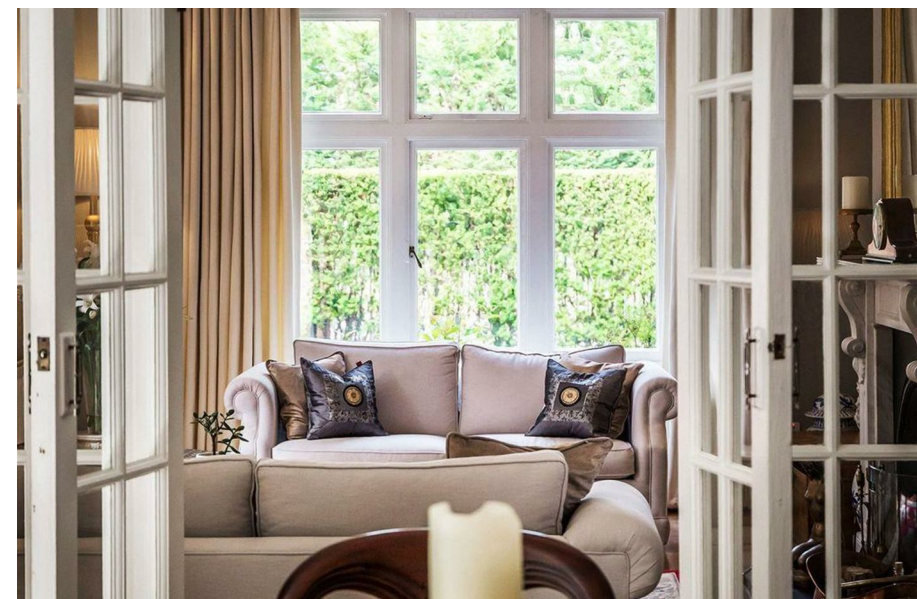
The accommodation comprises a welcoming galleried entrance hall, a formal dining room with feature fireplace and a drawing room with high ceilings. The fully fitted open plan bespoke kitchen/breakfast/family room sits to the rear of the property and has a central island with double doors to the garden from the breakfast area. There is a staircase from the kitchen which leads to an au pair/guest accommodation. The study is fitted with bespoke cabinets, shelving and desk unit and found at the front of the house providing a tranquil work space. To complete the ground floor there is a utility room and cloakroom.

From the reception hall an elegant staircase leads to a wide half landing with a substantial picture window and a galleried landing. The principal bedroom enjoys a southerly aspect with a dressing room and en suite bathroom. There are three further double bedrooms and a family bathroom off the landing. The fifth double bedroom and second shower room can be accessed from the stairs via the kitchen area or via the fourth bedroom and can be completely separated, creating an ideal space for an au pair/guest accommodation.

Swinley House is situated on Whynstones Road with close proximity to both Sunningdale/Ascot and Sunninghill High streets. Nearby schools include Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's.

Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Ascot and Sunningdale has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.





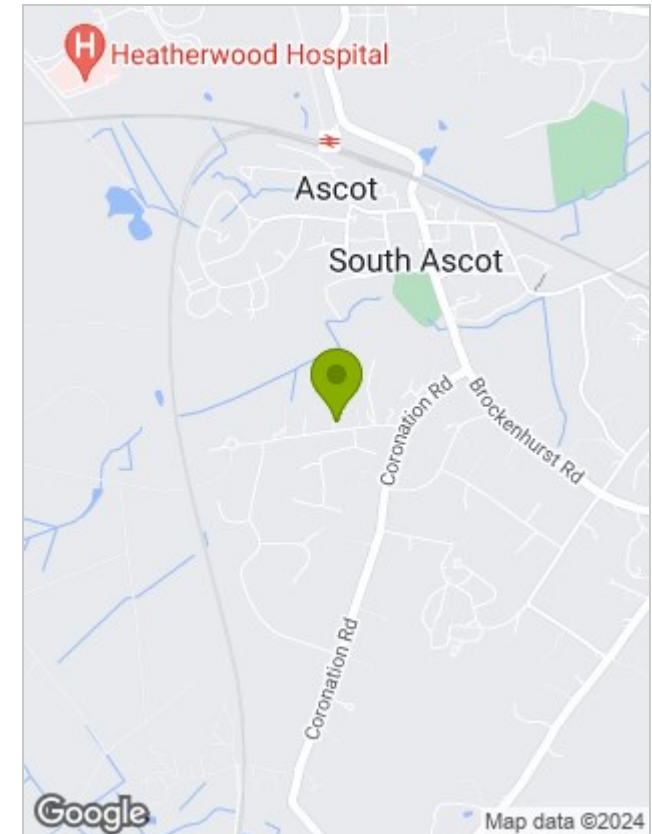


Floor Plans

Approximate Area = 337.5 sq m / 3633 sq ft
 Garage = 27.3 sq m / 294 sq ft
 Outbuildings = 27.4 sq m / 295 sq ft
 Total = 392.2 sq m / 4222 sq ft
 Including Limited Use Area (7.1 sq m / 76 sq ft)
 For identification only. Not to scale.
 © Fourwalls



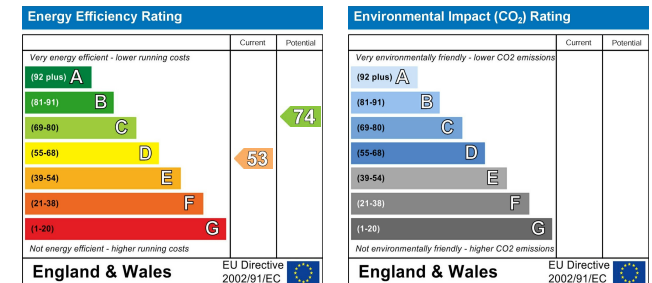
Location Map



Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.