



Queens Hill Rise, Ascot
Berkshire, SL5



Beyond your expectations

Family home with 5,213 sqft and annexe

Hamptons International

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Six Bedrooms | Four Bathrooms | Kitchen/Dining/Family Room | Sitting Room | Study | Conservatory
| Utility Room | Detached Triple Garage | Annexe with Shower Room and Kitchenette | Gardens of 0.37
acre

Guide Price £1,900,000 Freehold

Description

A modern family home with 5,213 sq ft of accommodation, set over three floors with the added benefit of a detached triple garage with annexe over. The property is set in a quiet cul-de-sac and offers a good degree of privacy from all angles.

Upon entry to the spacious hallway is a dual aspect sitting room with fireplace, a study and separate cloakroom. The current vendors did a major kitchen and ground and first floor configuration change, which incorporated a new Pogen Pohl kitchen as well as as master bedroom upgrade. The luxurious kitchen provides a bright, spacious open plan room with dining and family areas, with the kitchen section being fitted with a range of Gaggenau appliances. There is also a separate utility room with a second oven/hob ideal for an au-pair or prep area. From the kitchen are doors to the garden room/conservatory.

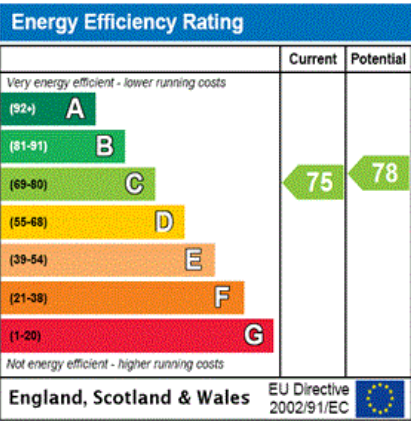
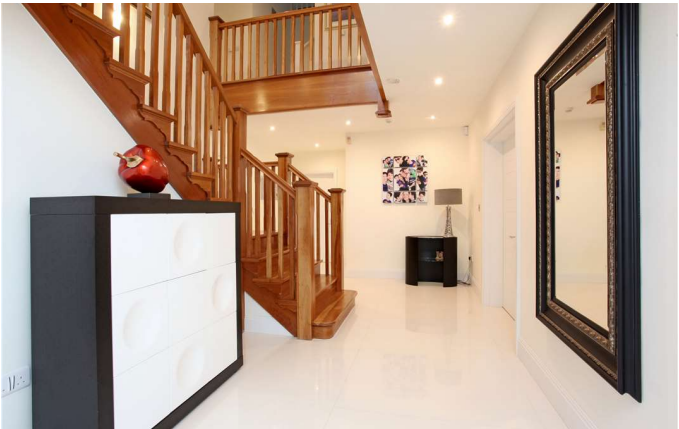
To the first floor is the master bedroom suite with luxurious egg bath and walk in shower. There is another two guest bedroom suites, two further bedrooms and a family bathroom. There are stairs to the second floor which offers a further two bedrooms or games room space.

ANNEXE - There is a studio annexe above the triple garage which has its own spiral iron staircase and front door, comprising a bedroom/living area, separate kitchenette and shower room.

Outside

The property is accessed via electric wooden gates to a driveway with parking for several vehicles and the detached triple garage.

There is side access to the garden which is mainly laid to lawn and offers a good degree of privacy and seclusion in a plot of approximately 0.37 acres.

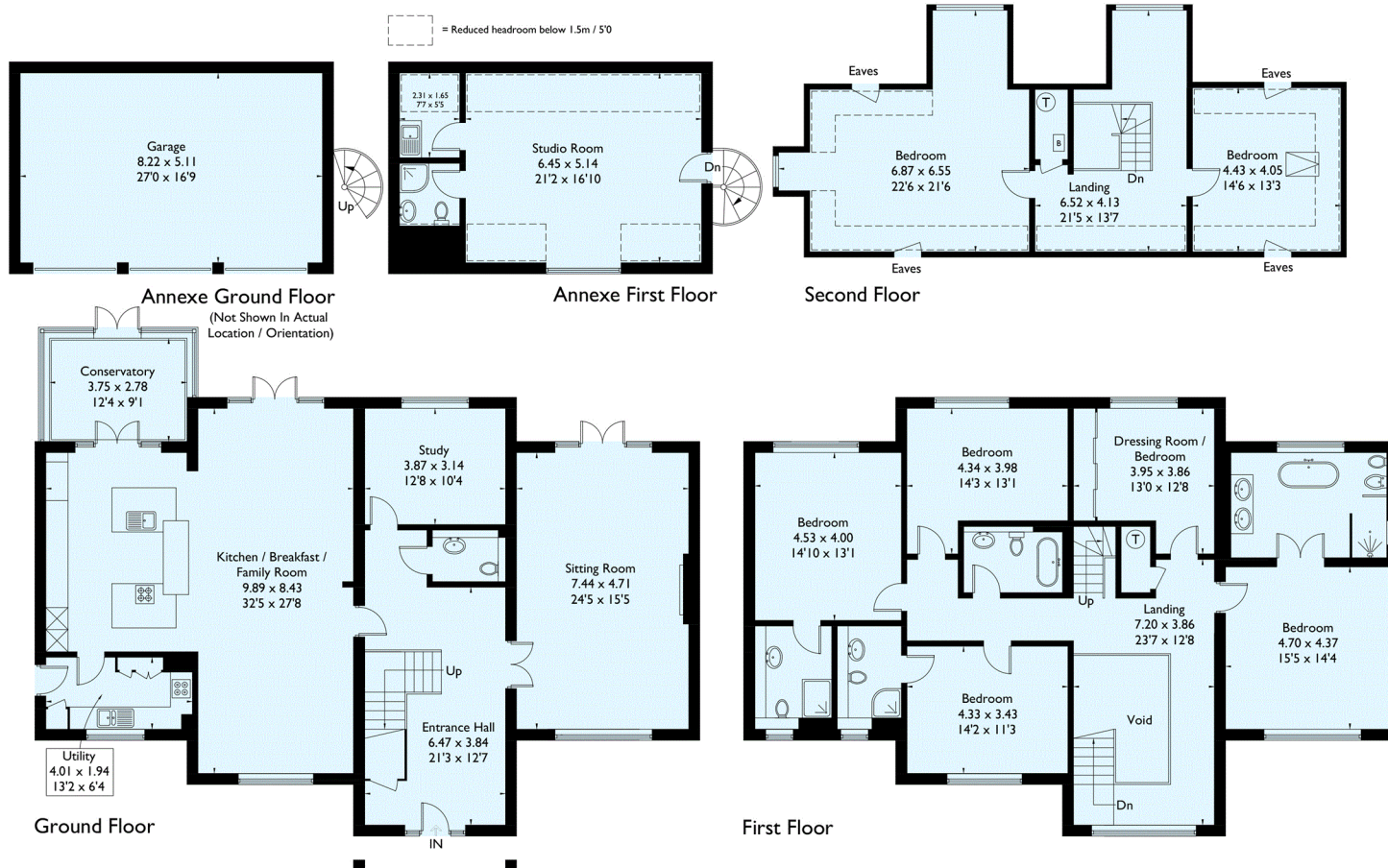


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Approximate Gross Internal Area = 401.0 sq m / 4316 sq ft

Annexe Floor = 83.3 sq m / 897 sq ft

Total = 484.3 sq m / 5213 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 176081

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

