



Mulberry House, Ascot, Berkshire

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# Luxury living in the heart of South Ascot.

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## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Dining room | | Family room | Library  
Kitchen/breakfast room | Larder | Utility | Boot room | Plant room | Cloaks | WC  
Integral garage with cycle store

**First Floor:** Landing | Principal bedroom with dressing area and en suite  
Three further en suite bedrooms

**Annexe (First Floor):** Sitting area | Kitchenette | Bedroom | Bathroom

**Second Floor:** Two additional bedrooms | Media/games room | Gym | Family bathroom

**Outside:** Beautiful landscaped gardens | Garaging for three cars

Total Internal Floor Area: 8469 sq. ft / 786.79 sq. m

In all about 0.55 acres

## Distances

South Ascot local shops 0.6 mile, Ascot Train Station 1.1 miles, Ascot High Street 1.4 miles

Windsor Great Park 3.1 miles, M3, junction 3 4.0 miles

London Airports: Heathrow (T5) 12 miles, Gatwick 39.5 miles

(All distances and times are approximate)



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## Mulberry House

A magnificent residence of grand proportions extending to over 8,400 sq ft built by Beechrowe Homes. Well suited to family living and entertaining alike this grand architect designed home has been built to a very high specification with imposing Georgian proportions.

From the impressive entrance hall with sweeping staircase, impressive open plan kitchen, breakfast, family room to the second floor media/games room this spectacular home exudes quality throughout.

The property is positioned in the heart of South Ascot and approached via a solid wooden gate onto a resin bonded driveway leading to an extensive parking area and garaging for three cars. The gardens and grounds are a particular feature having been beautifully and extensively landscaped extending to in all about 0.55 acres (0.22 ha).





## Location

The house is set in a highly sought-after location, within walking distance of Sunninghill with its cafes, restaurants, and boutique shopping. The surrounding towns and villages have a good selection of bars, pubs, and brasseries. The area also boasts some of the finest restaurants with Coworth Park in Ascot, and The Latymer at Pennyhill Park. You also have some of the Country's best known events on your doorstep including Ascot Racecourse, Wentworth Golf Club which hosts the annual PGA Championship, and International Polo on Smith's lawn. There are also a number of renowned schools including Eton College, Wellington College, Papplewick, The Marist Schools and St George's and St Mary's Schools in Ascot. International options include TASIS and The ACS Egham International School.

## Property information

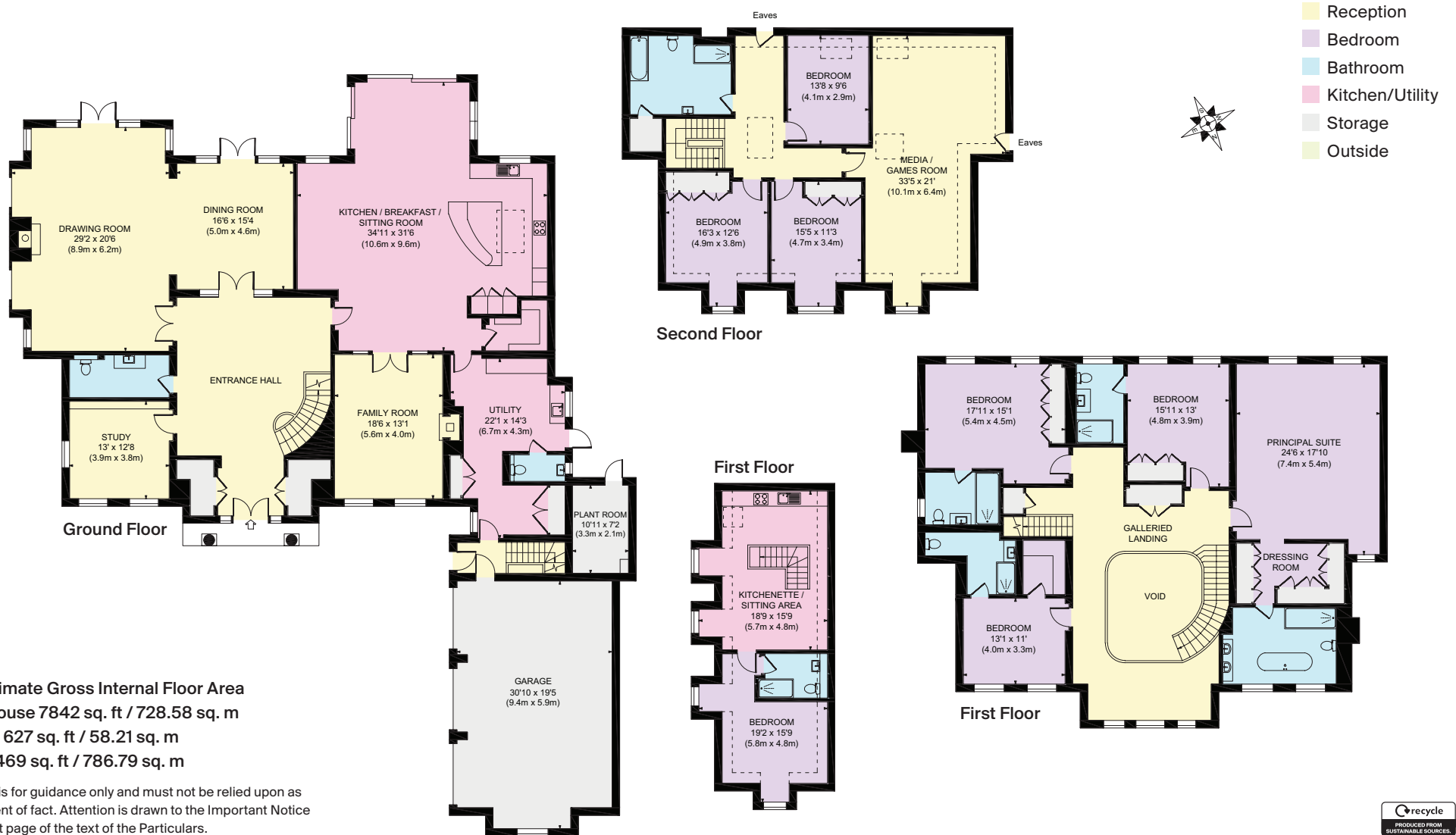
**Tenure:** Available freehold

**Local Authority:** Windsor and Maidenhead Borough Council

**Council Tax:** Band H

**EPC Rating:** C





Approximate Gross Internal Floor Area  
 Main House 7842 sq. ft / 728.58 sq. m  
 Garage 627 sq. ft / 58.21 sq. m  
 Total 8469 sq. ft / 786.79 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated May 2024.

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