



HARRINGTON HOUSE

Ascot | Berkshire



A STUNNING FIVE BEDROOM FAMILY HOME

in a gated development built by Michael Shanly within walking
distance of Ascot High Street.

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Local Authority: Royal Borough of Windsor and Maidenhead
Council Tax band: H
Tenure: Freehold
Service charge: approximately £750.00

Guide Price: £2,250,000



HARRINGTON HOUSE

A beautifully presented Michael Shanly home, providing an excellent standard of finish and versatile living space over four floors. The house in total is just under 4,500 square feet.

The exclusive gated entrance leads to a block-paved driveway for three cars in addition to a garage.

The lower ground floor of this impressive family home features a substantial open plan kitchen/family/dining area which opens onto the private rear garden. There is also a separate reception room currently purposed as a gym, previously a cinema room, as well as a shower room with WC. This floor further benefits from a stunning wine room off the kitchen and a well sized utility area.



PROPERTY OVERVIEW

Entering the house on the ground floor there is a large reception room, study, cloakroom and WC. The reception room has been cleverly converted to provide two separate living areas - one a substantial sitting room, and the other a games room, previously used as a dining room. There is also direct access to the garage.

Heading upstairs there is an air conditioned principal bedroom with dressing room and en suite bathroom. There are also further two double bedrooms, one of which has been beautifully converted to a dressing room by the current owners. This converted dressing room has an en suite bathroom. The second double bedroom is served by a family bathroom. All the bathrooms have showers and baths. There is also a second utility room on this floor.

The top floor presents two further bedrooms, one of which is currently being used as an art studio, the other offers a substantial space and runs from front to back of the house - there is an en suite bathroom.

To the rear of the property is a well maintained and secluded south-facing garden with two generous patio areas.





LOCATION

Windsor Grey Close is in a gated private road off London Road close to Ascot High Street, Ascot Racecourse and walking distance to Ascot Train Station where trains run to London, Reading and Guildford.

Other nearby places of interest include The Berkshire Golf Club, Coworth Park, Guards Polo Club, Legoland, The Lexicon, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club, Windsor Castle and Windsor Great Park.

Schools include Charters, Cheapside and St Francis. Private schools include Hall Grove, Heathfield, Lambrook, LVS, Papplewick, St George's, St Mary's, Sunningdale and The Marist.

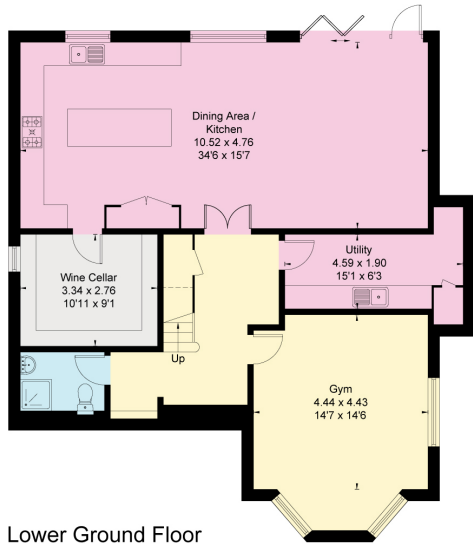


Approximate Floor Area = 407.3 sq m / 4384 sq ft (Excluding Void)



Reduced head height below 1.5m

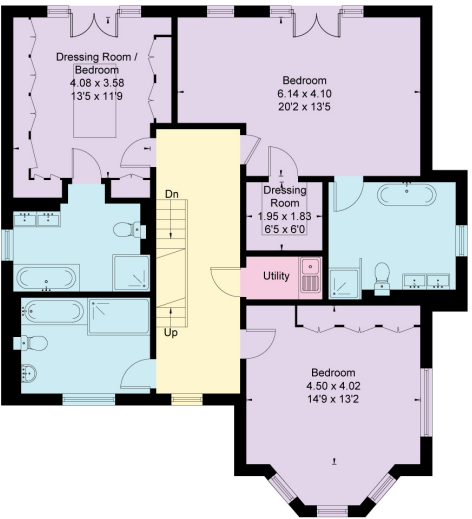
Second Floor



Lower Ground Floor



Ground Floor



First Floor



Alex Hancock

+44 1344 293153

alex.hancock@knightfrank.com

Knight Frank Ascot & Virginia Water

59 High Street, Ascot, SL5 7HP

20 Station Approach, Virginia Water, GU25 4DW

knightfrank.co.uk

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101770

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