

BARTON · WYATT

FAIRFIELD, LONDON ROAD, SUNNINGHILL, ASCOT, SL5 0PH





About this property

Pretty Grade II listed Fairfield is a unique family home with an abundance of period features; magnificent fireplaces, ornate ceiling mouldings and an elegant sweeping staircase. The dramatic entrance hallway sets the scene of this wonderful home and the versatile layout of the main house lends itself to entertaining and family living with three reception rooms and a charming kitchen breakfast room with Aga. There are three first floor bedroom suites with views across the gardens, two further bedrooms on the ground floor with a family bathroom whilst the annexe offers a practical addition suited to a guest suite, staff accommodation or indulgent office with it's own courtyard and is perfect for a variety of family needs.

This beautiful thatched house is thought to date from the early 19th century and is said to have been built by John Nash with later 20th century additions. Set in about 1.5 acres, the idyllic south facing gardens surrounding the house include a comfortable terrace area for outdoor dining, lawned gardens, mature trees and shrubs and a heated pool with pool house. There is a tennis court which is in need of repair.





A characterful thatched house in south facing grounds of about 1.5 acres.

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Plans

Approx. gross internal floor area

Main House:

373 sq m / 4,017 sq ft



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Key Information

Local Authority

Windsor and Maidenhead

Council Tax

Band = H

Tenure

Freehold

Services & Additional Information

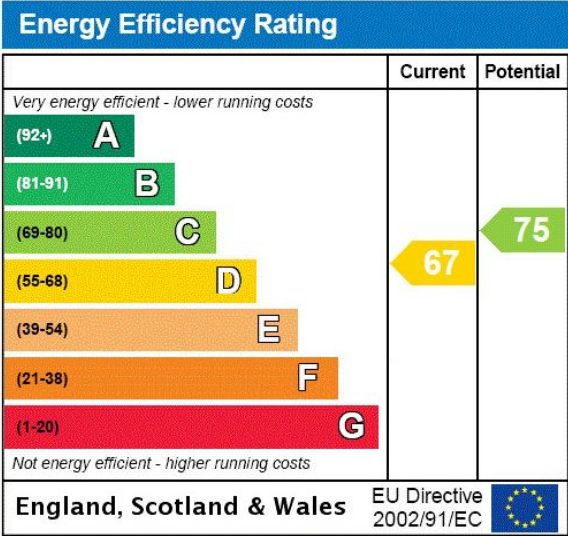
The property has mains, gas, electricity, water and drainage.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Grade II listing:
<https://historicengland.org.uk/listing/the-list/list-entry/1109924>

EPC

EPC Rating = D



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