



Henley House,  
Friary Road, Ascot



Henley House is a historic colonial-style residence, recently renovated to the highest standard and situated on one of South Ascot's premier private roads

## Henley House, Friary Road, Ascot, Berkshire, SL5 9HD

- ◆ Charming colonial style building with full modern interior ◆ Total of five bedrooms and five bathrooms
- ◆ Includes one bedroom annexe with living room
  - ◆ Beautifully refurbished throughout
- ◆ Newley designed modern open-plan kitchen/orangery
- ◆ Lounge with bespoke fittings ◆ Grand entrance hall ◆ Gym/office outbuilding/ double car port
  - ◆ 0.32 acre manicured grounds
  - ◆ Superb location/ Private road

## Situation

Located in the highly desirable area of South Ascot. Known for its world-famous racecourse, Ascot has a bustling High Street and offers a range of shops catering for day-to-day needs, along with a good choice of restaurants, pubs and bars. The nearby towns of Windsor, Camberley and Guildford provide more extensive amenities.

For commuters, the area is well served with easy connections to the motorway network (M3, M4 and M25), in turn providing access to Heathrow and Gatwick airports. Ascot and Sunningdale rail stations are also within easy reach.

Leisure facilities are plentiful and of excellent quality, with Windsor Great Park nearby, and the renowned Wentworth, Sunningdale and The Berkshire golf clubs close at hand. For the equestrian enthusiast, horse racing is available at Ascot and Windsor, and riding in Windsor Great Park and on Chobham Common.

The excellent schools in the area include Wellington College, Eton College, Lambrook, Papplewick, Heathfield School, Licenced Victualler's School, St. George's, and St. Mary's Ascot, to name a few. For international schooling, TASIS (The American School) and ACS (American Community School) are both within easy reach.



## Additional Information

**Postcode:** SL5 9HD

**Tenure:** Freehold

**Council Tax Band:** H

**Local Authority:** Windsor and Maidenhead

**Service Charge:** N/A

**Services:** The property has mains electricity, gas, water, and drainage services.

**Viewing: Strictly by appointment with**

**Barton Wyatt:**

homes@bartonwyatt.co.uk

01344 843000

**Energy Performance:** D63

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



Gross Internal Area (approx)

House - 242.86 sq m - 2614 sq ft

Outbuilding - 26.25 sq m - 283 sq ft

Annexe - 52.91 sq m - 570 sq ft

Carport - 27.71 sq m - 298 sq ft

Total - 349.73 sq m - 3765 sq ft





## BARTON · WYATT

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