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# Friary Road, *Ascot*

OSBORNE HEATH



# Available immediately - A 6816 sq ft gated mansion on one of Ascot's premier roads, with eight bedrooms, seven reception rooms, six bathrooms, a triple garage and a west facing garden.

Abbey Place is a double fronted, detached mansion with high ceilings, a grand entrance and a galleried staircase and landing.

Downstairs there are six reception rooms consisting of a living room, formal dining room, dining area, family room, office and study. There is also a large kitchen with a utility room and large walk-in larder, two WC's and the triple garage. Above the garage is a large playroom that could also be used as a work space or self-contained accommodation.

The first floor has a bright landing looking down over the ground floor. The main bedroom has a Juliet balcony overlooking the garden, a dressing room and an en suite with a bath and separate shower. There are four further double bedrooms, all with built in wardrobes, two en suites and a family bathroom. The top floor has a further three bedrooms and two shower rooms.

Outside, the house is accessed through electric gates and there is driveway parking for several vehicles. The rear garden faces west and is extremely secluded.

Friary Road is a small residential road in-between Ascot High Street and Sunninghill Village. Nearby schools include Charters, Hurst Lodge, The Marist, Papplewick, St Francis, St George's and St Mary's and TASH. Local places of interest include Ascot Racecourse, Coworth Park, The Lexicon, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Golf Club and Windsor Great Park. The nearest station is Ascot where trains run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C.  
Length of Tenancy - 12-24 months. Short lets will be considered POA.  
Council Tax Band - H.







# Friary Road, Ascot, SL5

Approximate Gross Internal Area = 633.2 sq m / 6816 sq ft  
(Including Garage)



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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.