



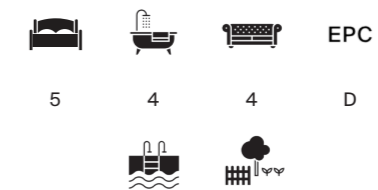
# DELARAINÉ

Ascot | Berkshire



## AN EXCEPTIONAL FAMILY HOME ON A SECLUDED 0.82-ACRE PLOT

Complete with a south-facing pool and a substantial studio, set in a coveted Ascot location.



Local Authority: Bracknell Forest Borough Council

Council Tax band: H

Tenure: Freehold

Guide price: £2,450,000



## DELARAINÉ

Delaraine is a distinguished detached family residence occupying a secluded 0.82-acre plot on one of Ascot's most coveted private roads. Perfectly positioned for the High Street and station, this home offers expansive, versatile living space that backs onto tranquil woodland and further equestrian land.

The heart of the home is the fully integrated kitchen/breakfast room, which flows seamlessly into a light-filled sunroom — the perfect spot for informal family gatherings. For more formal occasions, the property features a dedicated dining room and an elegant sitting room, both of which open onto the rear terrace. A quiet front-facing study, a well-appointed utility room, a cloakroom, and a double garage complete the ground floor.





## FIRST FLOOR & OUTSIDE SPACE

The first floor hosts five generous double bedrooms. The principal suite is a true sanctuary, featuring a dressing area, a luxury en suite, and a stunning terrace overlooking the gardens. Of the four additional bedrooms, two enjoy en suite facilities, all of which have been recently refurbished to a high standard.

Outside, the south-facing grounds are private. A full-width sun terrace overlooks the lawn and heated swimming pool, which is framed by a new non-slip surround.

The garden also features a charming summer house and a substantial wooden outbuilding, currently utilised as a creative studio.



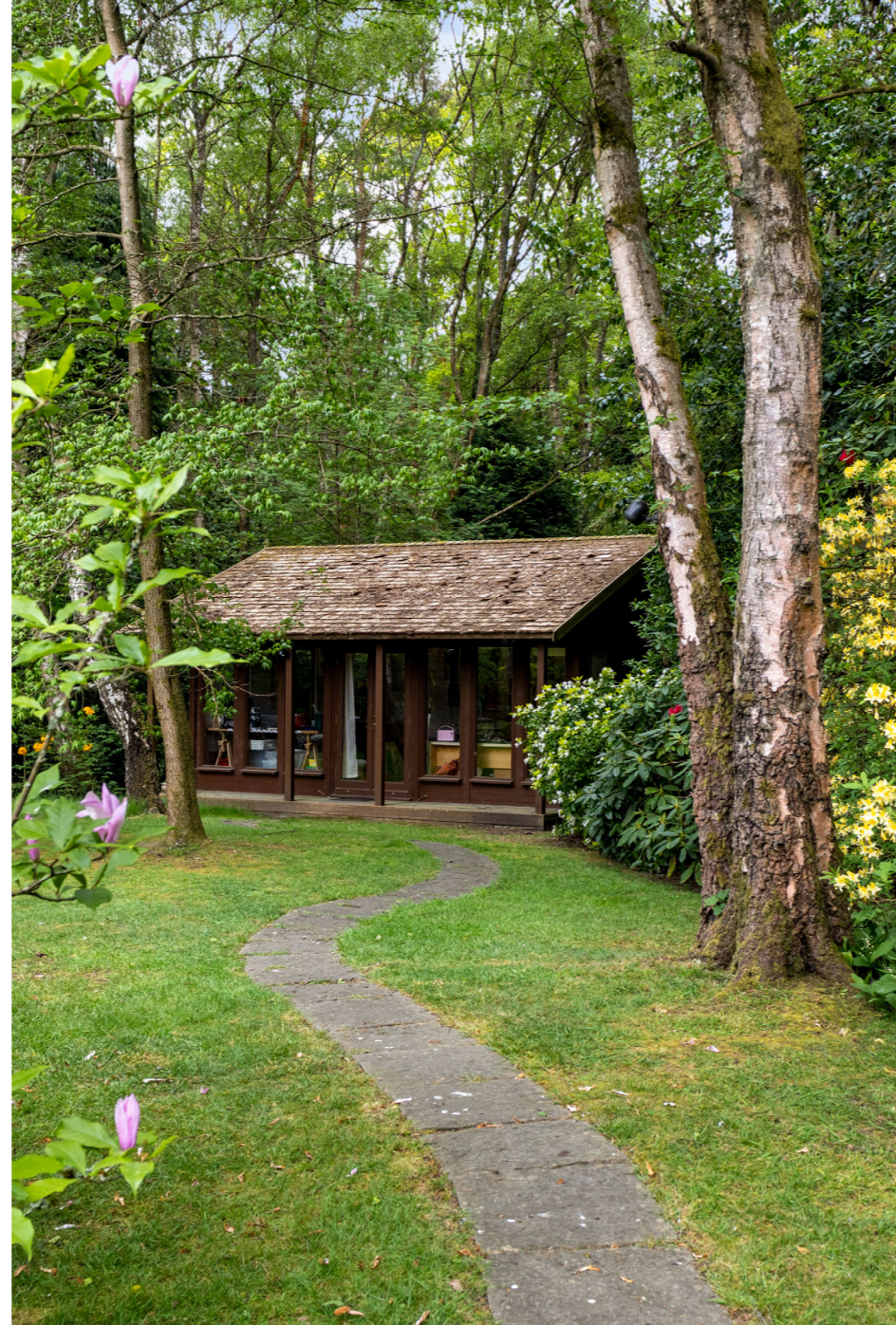


## LOCATION

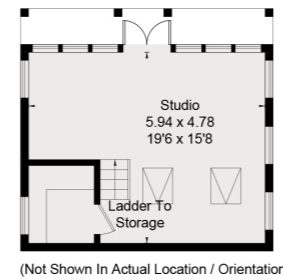
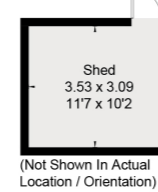
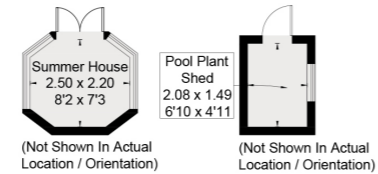
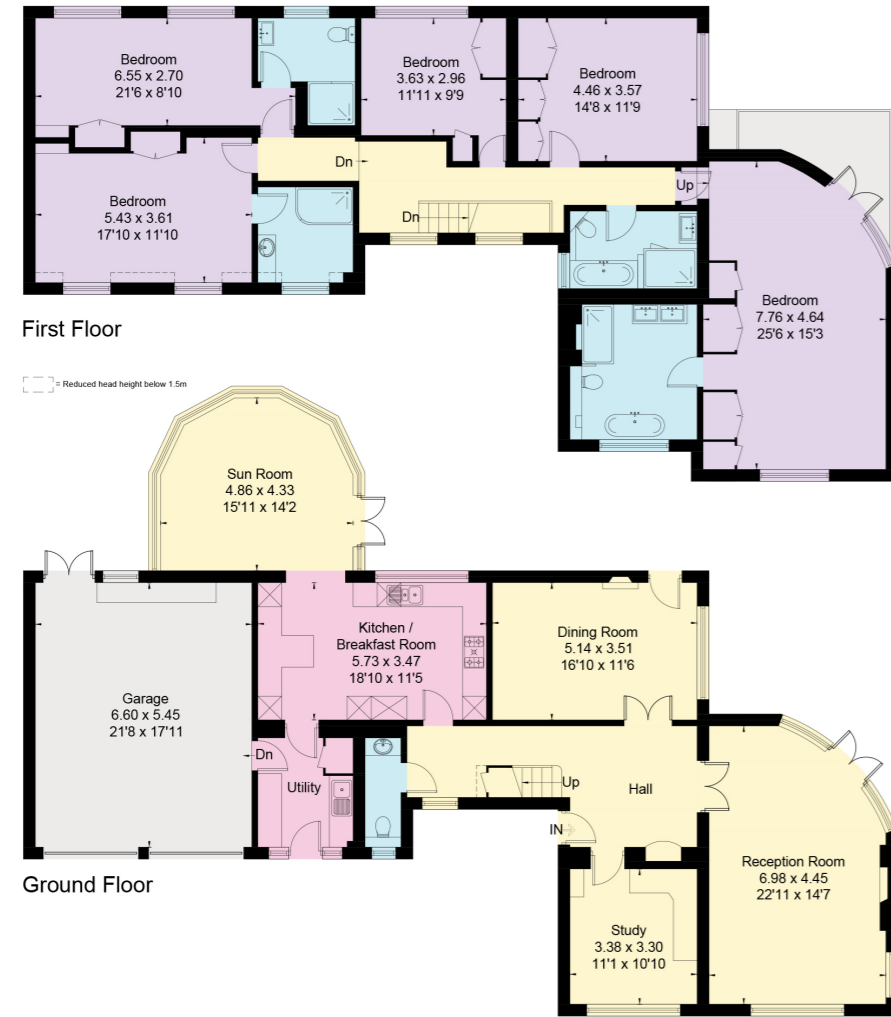
Situated on the prestigious Prince Consort Drive, this residence enjoys a premier Ascot location just over a mile from the bustling High Street. The area is a hub of world-class sporting heritage, hosting the iconic Royal Ascot, the PGA Championship at Wentworth, and International Polo at Smith's Lawn.

The location is unparalleled for families, offering access to an elite selection of schools including Eton, Wellington College, St Mary's, and Papplewick, alongside international options like TASIS and ACS Egham.

With Ascot Station providing direct lines to London Waterloo and Heathrow Airport just 12 miles away, the property is perfectly positioned for both local charm and international travel.



Approximate Floor Area = 320.3 sq m / 3448 sq ft  
 Outbuildings = 36.7 sq m / 395 sq ft  
 Total = 357 sq m / 3843 sq ft (Including Garage / Excluding Shed)



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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 #103176

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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