



CHATTERTON | REES



15 Holmes Close, Ascot, SL5 9TJ  
Guide price £1,850,000





# 15 Holmes Close

Ascot, SL5 9TJ

- Six Bedrooms
- Three Receptions Rooms
- Home Office
- Detached
- Five Bathrooms
- Gym Space
- Separate Annex
- Garage

This substantial family home has been thoughtfully extended and comprehensively refurbished by the current owners, blending contemporary features with practical family living. Highlights include underfloor heating to most of the ground floor and all bathrooms, built-in speakers in the kitchen, principal bedroom and two bathrooms, new Howdens kitchens, stylish Options bathrooms, cabling for EV charging, triple glazing, and a complete re-plumbing, rewiring and redecoration throughout.

At the heart of the home is the impressive kitchen and family room, flooded with natural light from a feature roof lantern and wide bi-folding doors opening to the garden. A central island with integrated dining table creates a sociable hub, complemented by two self-cleaning ovens, an integrated coffee machine and a walk-in larder. Adjoining this space are a generous utility room, shower room and boiler room. The ground floor also offers a formal living room, as well as a self-contained annexe with its own open-plan kitchen/living area, double bedroom and shower room — ideal for guests, relatives or independent living.

Upstairs, the principal suite boasts a dressing room, luxurious en suite and bi-folding doors to a private roof terrace. Five further bedrooms include one currently used as a study and another as a gym, served by two additional bathrooms and a walk-in closet/laundry room.

Outside, a broad driveway provides parking for several vehicles alongside a double garage, with side access to the rear. The property was previously gated and could easily be re-gated if desired. The landscaped rear garden offers multiple zones for relaxation and recreation: a large terrace, vegetable patch and greenhouse, a removable skatepark, a powered summerhouse with bar, and a hidden "secret garden" with its own dropped-curb access from Devenish Road and planning permission for a summerhouse.

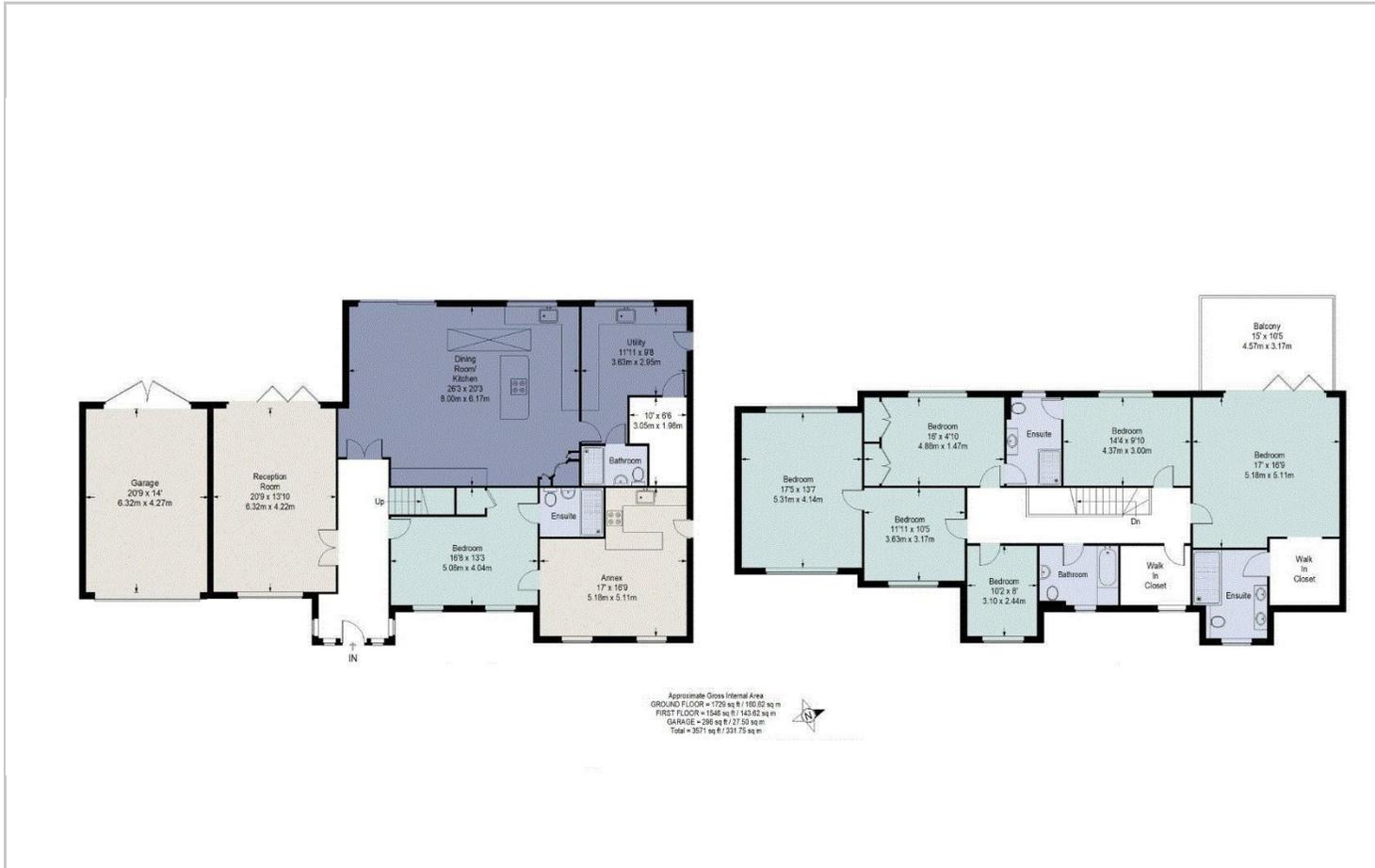
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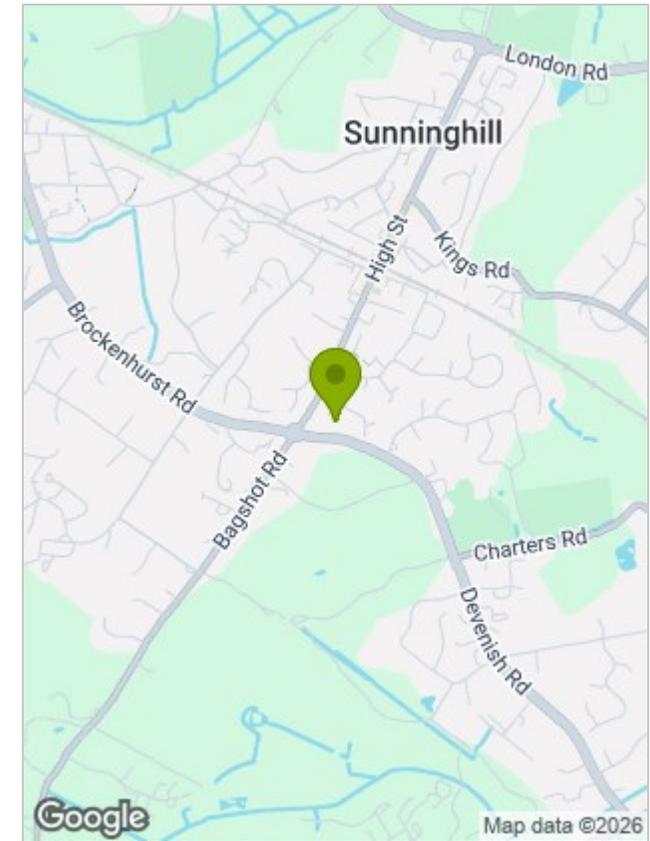




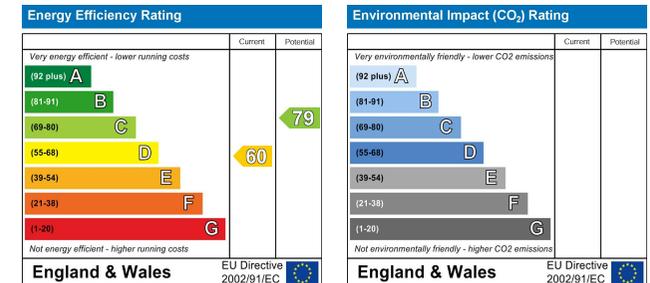
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.