



CHATTERTON | REES



Priory End Priory Road, Ascot, SL5 9RQ

Guide price £3,750,000





# Priory End Priory Road

Ascot, SL5 9RQ

Priory End is a substantial detached house with elegant red brick elevations and sash windows, offering light, well-proportioned accommodation throughout. The property benefits from comfort cooling and air circulation, underfloor heating to the ground and first floors, and a centralised multi-room audiovisual system.

A striking reception hall and a galleried staircase leads to a range of generous reception spaces, including an open-plan drawing and dining room with fireplace and French doors to the garden, ideal for entertaining. Additional rooms include a front-facing sitting room and a study. The impressive kitchen/breakfast/family room spans the rear of the house and features a central island, integrated Sub-Zero and Wolf appliances, a breakfast bar, and three sets of French doors opening onto the terrace and barbecue area. A utility room links to a cloakroom and the integral garage.

The first floor offers four double bedrooms, including a luxurious principal suite with dressing room and bathroom, with the remaining bedrooms all benefiting from en-suite shower rooms. The second floor provides a further double bedroom, a family bathroom, and a large versatile room suitable for a games room or gym.

Electric gates open to a block-paved driveway with ample parking, an integral triple garage with EV charging point, and landscaped gardens to the front and rear. The rear garden features a wide paved terrace with sheltered barbecue area, ideal for outdoor entertaining.

Situated in the heart of Sunningdale, Priory End provides easy access to local amenities, charming cafes, and beautiful green spaces. Nearby schools include Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station at Sunningdale is just a short walk away and has trains to London Waterloo.

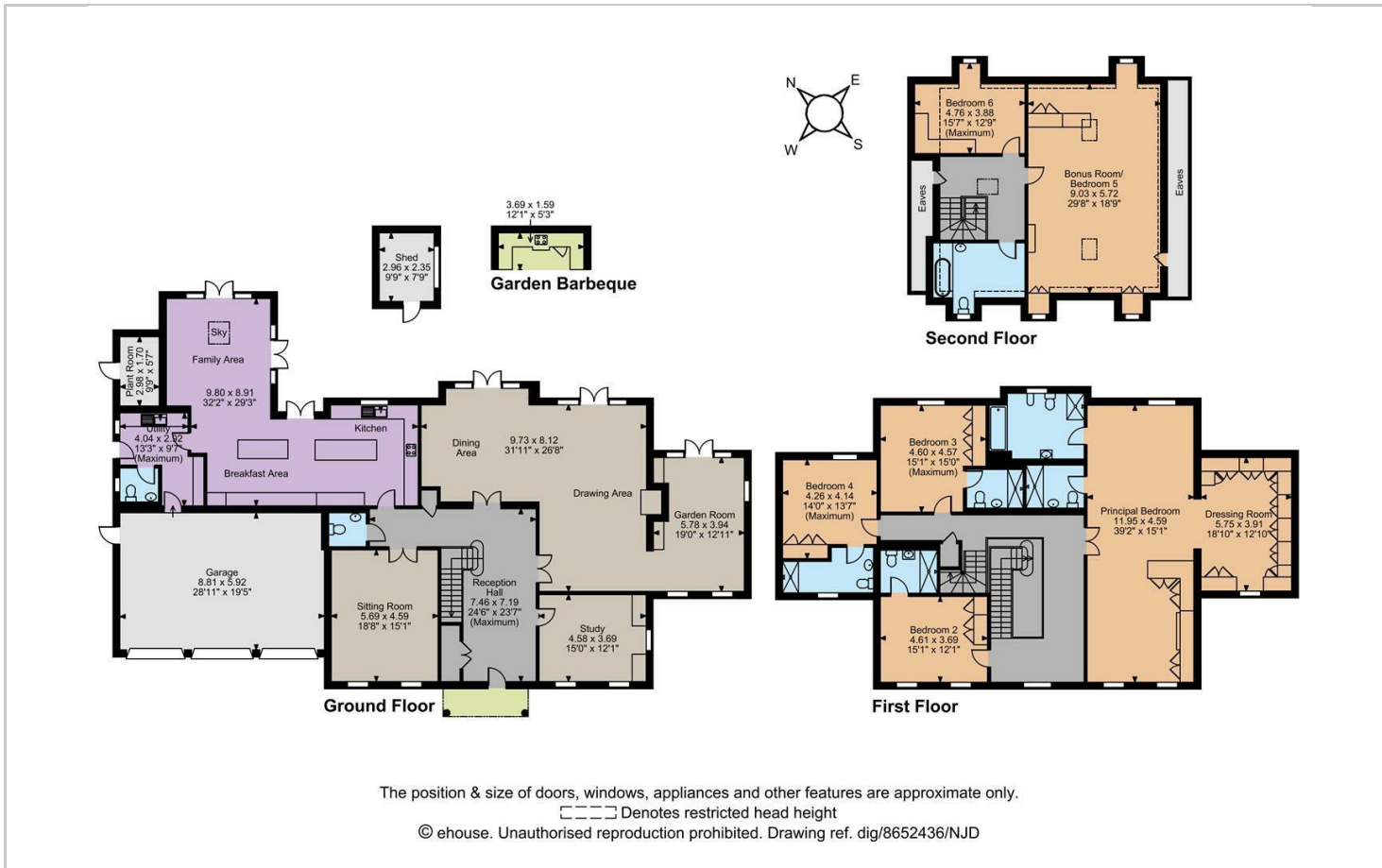
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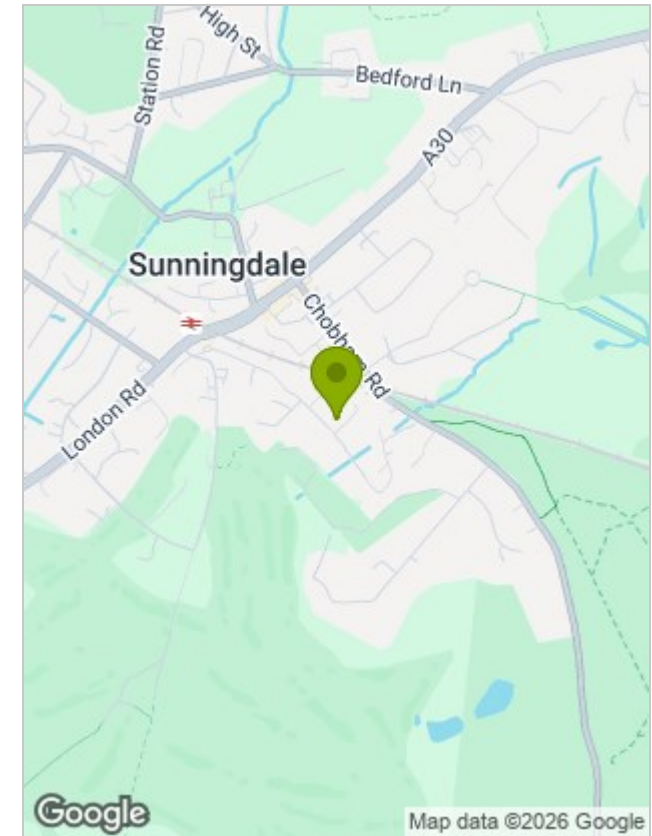




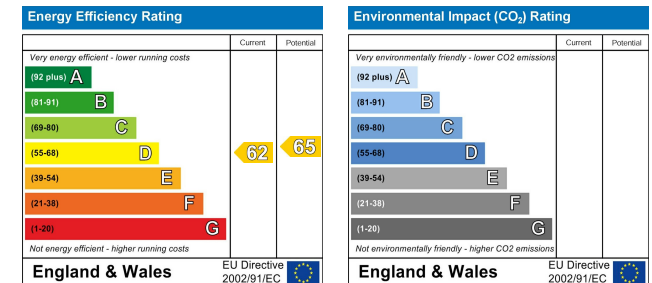
## Floor Plans



## 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.