



DELARAINÉ

Ascot | Berkshire



AN OUTSTANDING FAMILY RESIDENCE

Set on a private 0.82-acre plot, with the sellers chain-free, this attractive home features a south-facing swimming pool and a large studio in one of Ascot’s most sought-after locations.

			EPC
5	4	4	D
			

Local Authority: Bracknell Forest Borough Council
Council Tax band: H
Tenure: Freehold



DELARAINÉ

Delaraine is an impressive detached family home set on a private 0.82-acre plot along one of Ascot's most desirable roads. Ideally located within easy reach of the High Street and railway station, the property provides generous and flexible living accommodation, with picturesque views over peaceful woodland and adjoining equestrian land.

At the centre of the home is a fully integrated kitchen/breakfast room, flowing effortlessly into a bright and airy sunroom — ideal for relaxed family living. For more formal entertaining, there is a separate dining room and an elegant sitting room, both opening onto the rear terrace. The ground floor is further enhanced by a quiet study overlooking the front, a well-equipped utility room, a cloakroom, and a double garage.





FIRST FLOOR & OUTSIDE SPACE

Upstairs, the first floor offers five well-proportioned double bedrooms. The principal suite serves as a private retreat, complete with a dressing area, a luxurious en suite, and a beautiful terrace with views across the gardens.

Two of the remaining four bedrooms also benefit from en suite facilities, with all bathrooms recently upgraded to a high standard.

Outside, the private south-facing gardens are a standout feature. A full-width sun terrace leads onto the lawn and heated swimming pool, which is surrounded by a newly installed non-slip surface.

The grounds also include an attractive summer house and a substantial timber outbuilding with power and internet, currently used as a creative studio.





LOCATION

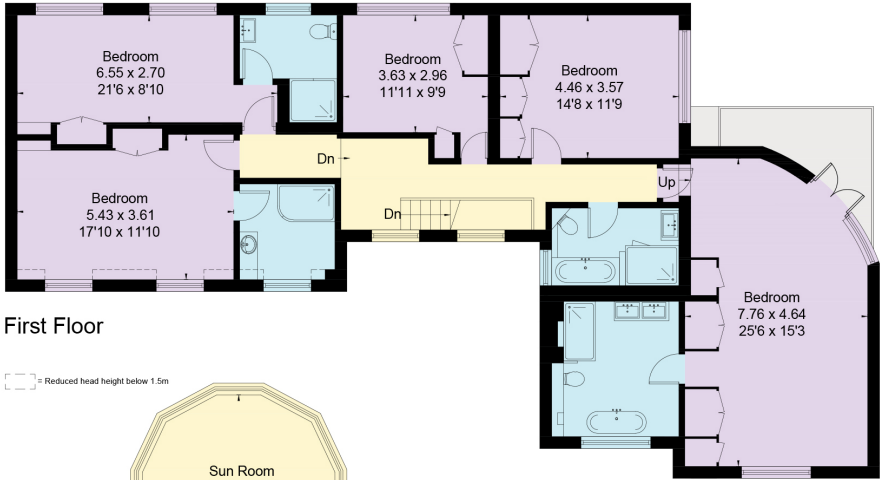
Situated on the prestigious Prince Consort Drive, this residence enjoys a premier Ascot location, just over a mile from the bustling High Street. The area is a hub of world-class sporting heritage, hosting the iconic Royal Ascot, the PGA Championship at Wentworth, and International Polo at Smith's Lawn.

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.

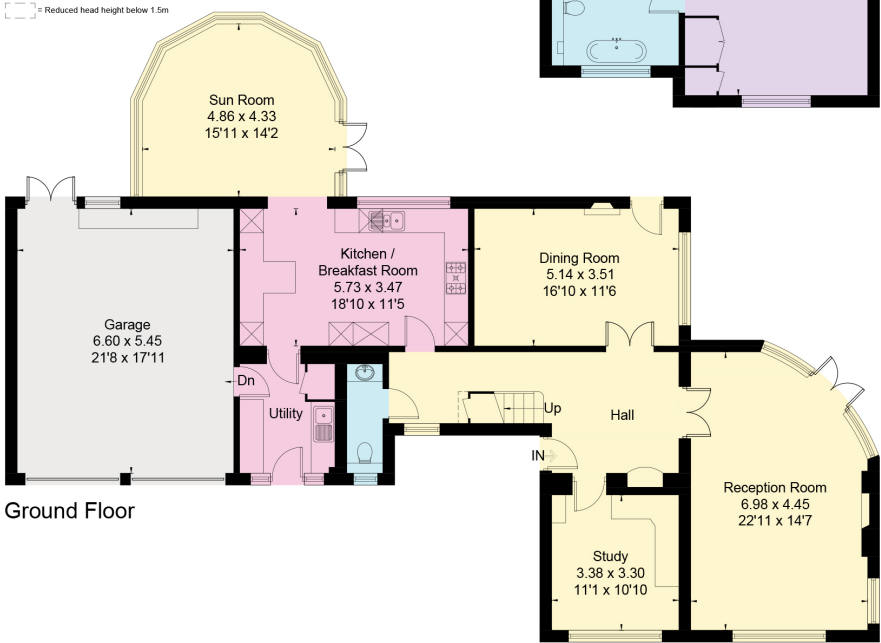
With Ascot Station providing direct lines to London Waterloo and Heathrow Airport a little over a mile away, the property is perfectly positioned for both local charm and international travel.



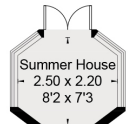
Approximate Floor Area = 320.3 sq m / 3448 sq ft
Outbuildings = 36.7 sq m / 395 sq ft
Total = 357 sq m / 3843 sq ft (Including Garage / Excluding Shed)



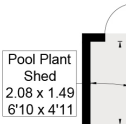
First Floor



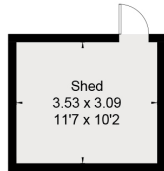
Ground Floor



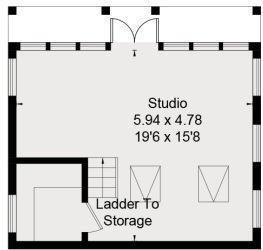
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Alex Hancock

01344 293 365

alex.hancock@knightfrank.com

Knight Frank Ascot & Virginia Water

59 High Street, Ascot, SL5 7HP

20 Station Approach, Virginia Water, GU25 4DW

knightfrank.co.uk

Your partners in property



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)

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

