



CHATTERTON | REES



1 Ashwood Place, Ascot, SL5 9ND  
Guide price £2,795,000





Guide price £2,795,000

- Six Bedrooms
- Four Reception Rooms
- Situated within an exclusive gated development of 4 houses
- Private southerly facing garden and terrace
- Five Bathrooms
- Double Garage
- Charters School Catchment
- Underfloor Heating

Belvedere House is a superb six bedroom, five bathroom family home built by the renowned builder Octagon Developments and is one of four houses within an exclusive development set behind private electric gates on one of the premier roads in Sunningdale.

The spacious and welcoming entrance hall leads to all principal reception rooms, which have access to the private and southerly facing garden and terrace. The ground floor includes a triple aspect drawing room with a feature fireplace, a dining room, a fully integrated open plan kitchen/breakfast/family room.

Additional ground floor accommodation includes a study, two cloakrooms, playroom/tv room which leads into the gardens and a utility room leading into the integrated double garage.

To the first floor, the principal bedroom suite enjoys a dressing area, bathroom with bathtub and walk-in shower. There are two guest bedroom suites and a further bedroom serviced by a separate family bathroom.

The second floor houses two further bedrooms and a bathroom benefiting from a separate walk in shower.

Ashwood Place is situated on Sunning Avenue with access to both Sunningdale and Sunninghill High streets. 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 in Ascot and Sunningdale has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

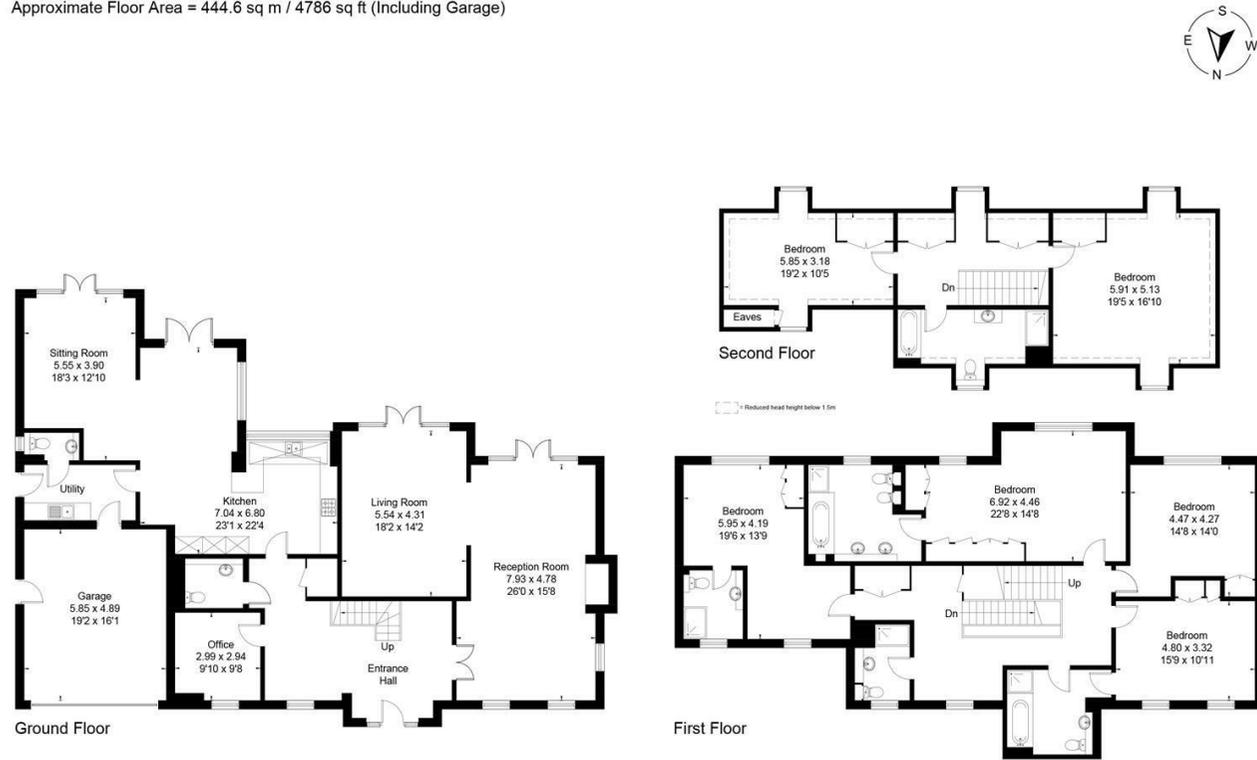






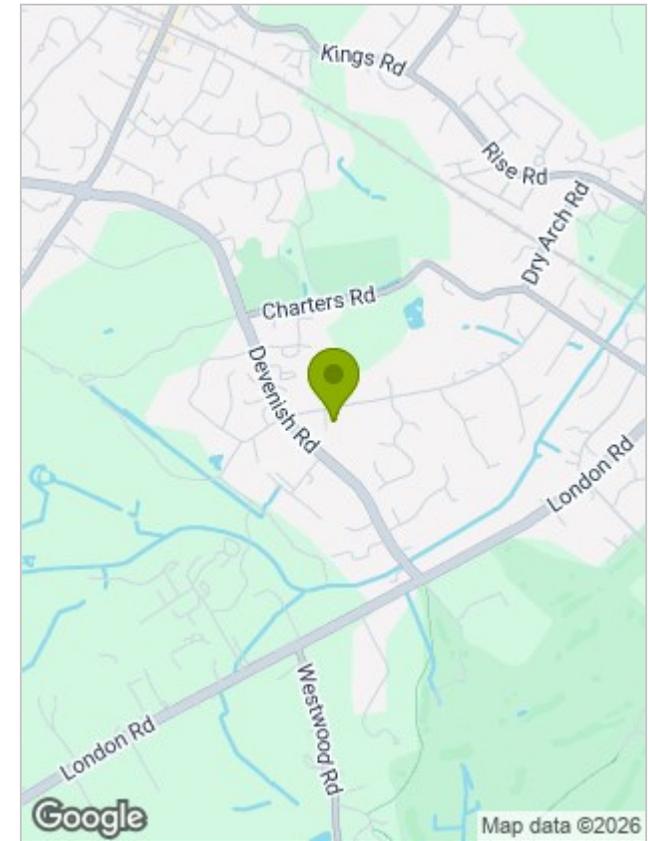
## Floor Plans

Approximate Floor Area = 444.6 sq m / 4786 sq ft (Including Garage)

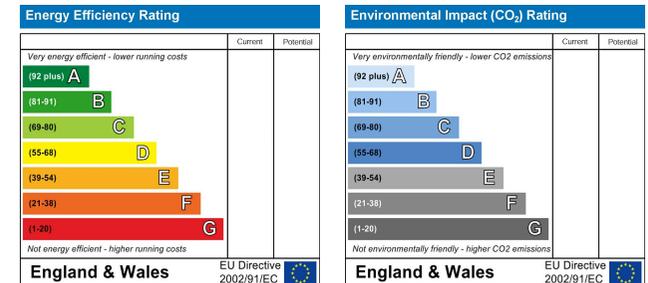


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81536

## 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.