



CHATTERTON | REES



Derryville Burleigh Lane, Ascot, SL5 8PF  
Guide price £4,850,000





# Derryville Burleigh Lane

Ascot, SL5 8PF

- Six Bedrooms
- Six Reception Rooms
- Air Conditioning
- Heated Driveway
- Six Bathrooms
- One Acre Plot
- Staff Apartment
- Triple Garage

Derryville is an exceptional newly constructed residence of grand proportions, discreetly positioned within a quiet cul-de-sac close to Ascot Racecourse.

This architect-designed property combines elegant Georgian-inspired architecture with cutting-edge modern living, offering an outstanding specification throughout. The impressive galleried reception hall, featuring tiled flooring and a sweeping walnut staircase, creates a striking first impression and sets the tone for the rest of the home.

The ground floor offers an excellent balance of formal and informal reception space, perfectly suited to both large-scale entertaining and comfortable family living. At the heart of the home lies a beautifully appointed kitchen, fitted with premium Fisher & Paykel appliances, complemented by stylish cabinetry and high-quality finishes. Throughout the property, advanced systems including Control4 home automation, Lutron lighting and integrated air conditioning ensure effortless modern living.

The accommodation is arranged over three floors and includes a luxurious principal bedroom suite with a superbly finished en suite bathroom, alongside four further generously sized bedroom suites.

The second floor provides a substantial games room, offering flexibility for use as an additional bedroom or leisure space.

Externally, the property is approached via electric wrought iron gates with brick piers, leading to a rising heated driveway and ample parking. A triple garage with EV charging is accompanied by a well-appointed staff or guest annexe above, comprising a living area, kitchen, bedroom and shower room.

Situated off Burleigh Road with a short walk to Ascot High Street, 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.

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Directions





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## Floor Plans

### Burleigh Lane, Ascot, Berkshire, SL5

Approximate Gross Internal Area = 665.0 sq m / 7156 sq ft  
 Outbuilding = 42.0 sq m / 452 sq ft  
 Total = 707.0 sq m / 7608 sq ft

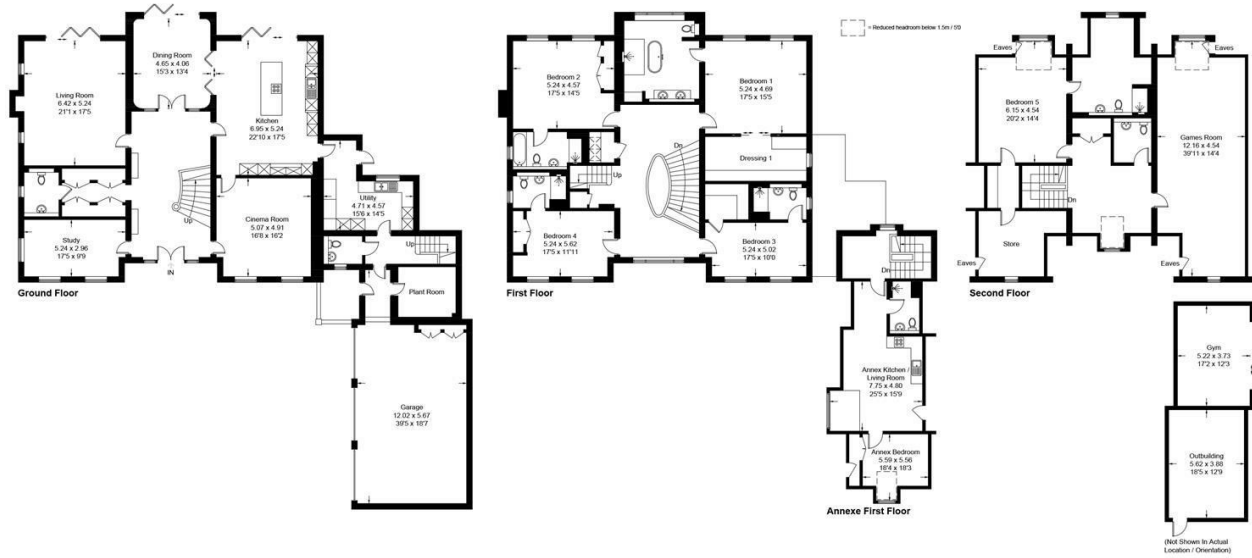
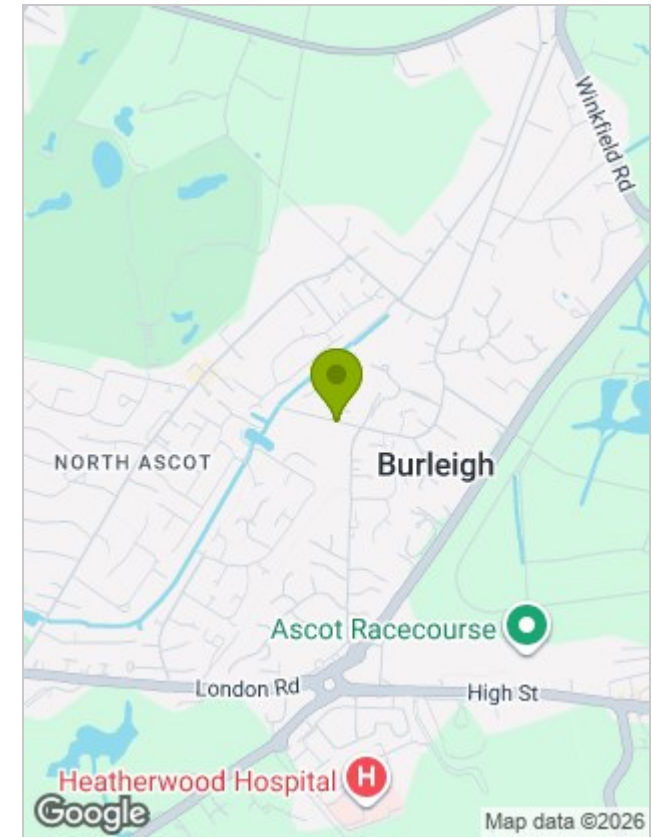
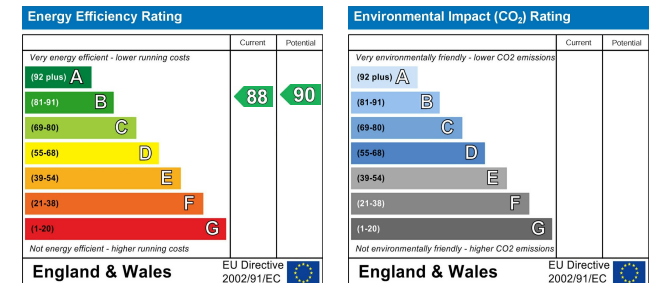


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292001)

## 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.

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