

BARTON·WYATT

DUKESWOOD, CORONATION ROAD, ASCOT



Galleried reception hall • Drawing room • Dining room • Study • Kitchen/breakfast/family room • Utility room • Cloakroom • Master suite with dressing room and en suite bathroom • 4 further bedroom suites • Family bathroom • Games room • Independent annexe • Triple garage • Mature landscaped gardens

### Description

Dukeswood is a stunning family home offering stylish living over three floors. The spacious galleried reception hall has a unique glass wall and the house has a great feeling of space. The drawing room has French doors leading onto the terrace and the kitchen/ breakfast/ family room is the heart of this impressive home again with doors leading to the terrace.

There is a separate dining room which can be accessed from either the kitchen or entrance hallway and could be used as a cinema room, playroom or second study.

The impressive master bedroom suite has a defined seating area and Juliette balcony. There are three further double bedrooms suites on the first floor.

On the second floor there is a lantern flooding the house with light, a fifth bedroom suite and a generous games room.

Outside there is a large full width terrace leading to mature and private landscaped west facing rear garden and there is an independent annexe above the triple garage.

### Situation

Dukeswood is set behind electric gates in a sought after residential road in Ascot with access to Ascot Station providing services to London

(Waterloo). By road, Ascot is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of renowned schools including Papplewick, LVS, Hall Grove, St Georges and St Marys, Ascot. The Marist Schools and Charters. Eton and Wellington Colleges are within easy reach as are the international options including TASIS and ACS Egham.

### Services

The property has mains, gas, electric, water and drainage.

### Fixtures and Fittings

All items of fixtures and fittings, including carpets, curtains/ blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

### Local Authority

Royal Borough of Windsor and Maidenhead

### Energy Performance

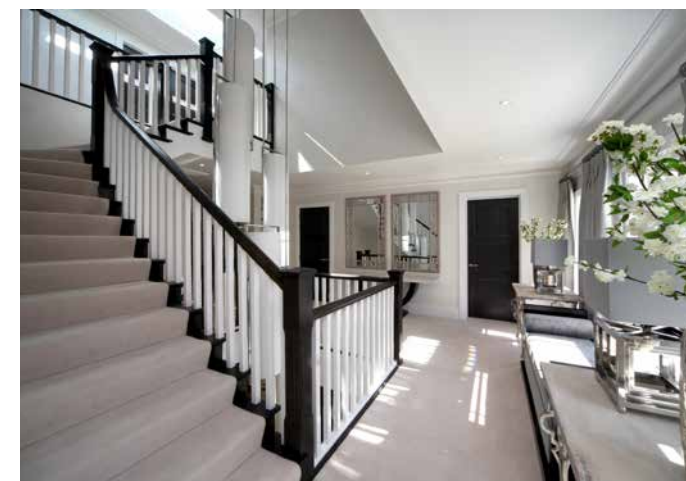
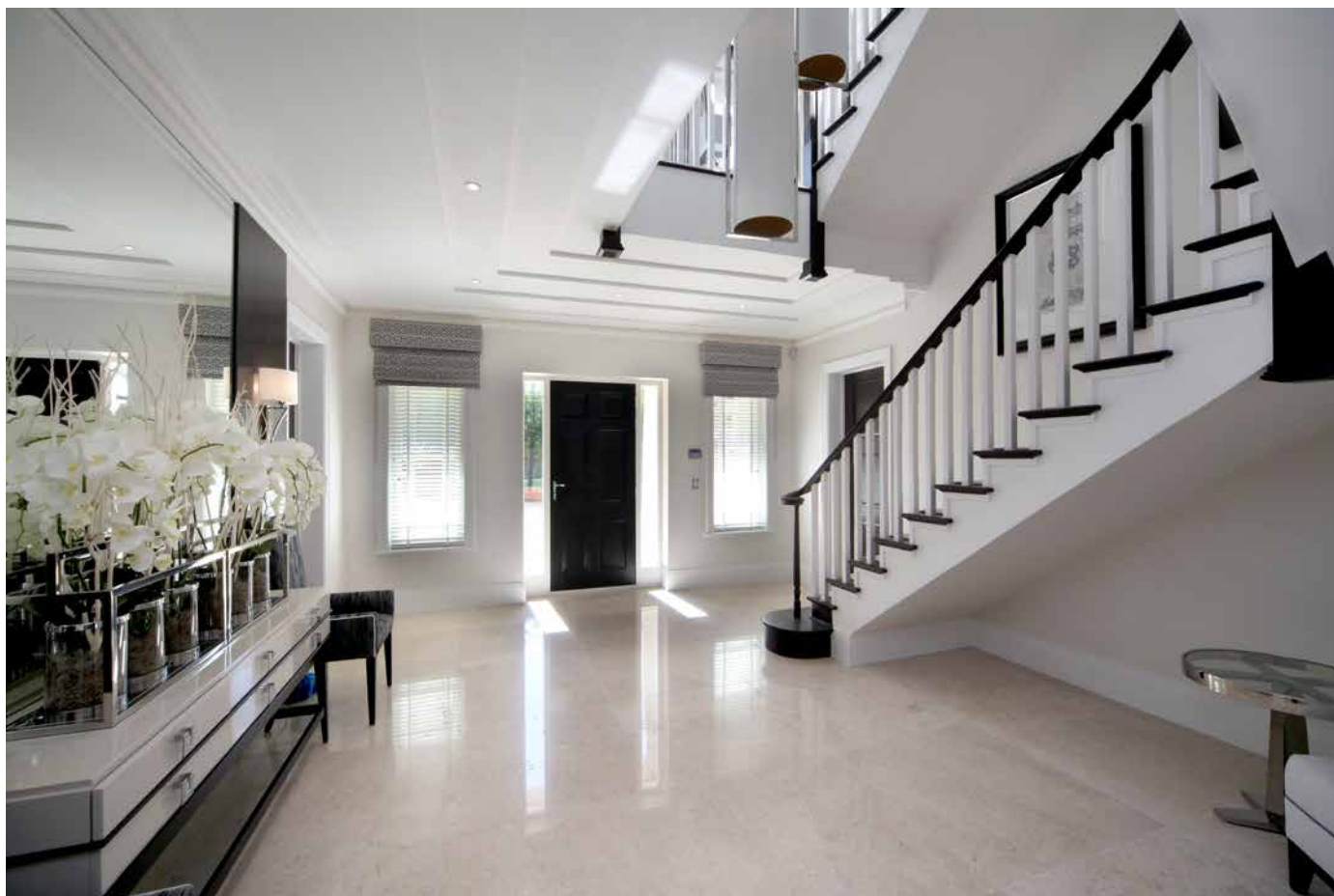
A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment.

### Agents Note:

Some photographs are more than 6 months old.

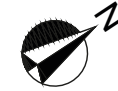




**Dukeswood, Coronation Road, Ascot, Berkshire, SL5 9LG**  
**Approximate Area** 575.0 sq m / 6189 sq ft (Excluding Voids)  
**Including Limited Use Area** (17.4 sq m / 187 sq ft)  
**Garage** 101.6 sq m / 1093 sq ft  
**Total** 676.6 sq m / 7283 sq ft



**Stephen Lovelady**  
 Barton Wyatt, Virginia Water  
 01344 843000  
 sl@bartonwyatt.co.uk  
 bartonwyatt.co.uk



□ Reduced head height below 1.5m



For identification only. Not to scale. © 200313MG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

