



KAI CARTER
ESTATES

KILIFI

ASCOT | BERKSHIRE

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THIS IMMACULATE HOME ON A QUIET, SOUGHT AFTER ROAD BETWEEN SUNNINGDALE AND ASCOT OFFERS SIGNIFICANT LIVING SPACE, IDEAL FOR FAMILY LIFE. WITH EXCEPTIONAL SCHOOLS, FACILITIES AND SOCIAL ACTIVITIES NEARBY, THIS HOME OFFERS AN OUTSTANDING LIFESTYLE OPPORTUNITY.

6 Bedrooms | 5 Reception rooms | 5 Bathrooms

12 Metre heated pool | 0.42 Acres of manicured gardens | Quiet, sought after road
Walk to Sunningdale & Ascot | Cleverly extended & renovated | Immaculately presented



Kilifi has been significantly extended and renovated by the current owners and is presented in immaculate condition, with the perfect balance of bedrooms, reception space and land.



The covered porch opens on to the large hallway, leading to all reception rooms and the first floor.

At the back of the house, the signature kitchen, living, dining area is flooded with natural light from the expansive windows, skylight, bi-fold doors and patio doors, all opening on to the terrace and garden beyond.

The kitchen has fitted appliances including a range oven and wine cooler with a long peninsula between the kitchen and dining area. There's also a breakfast corner for cosy family meals. This room is the hub of the home – ideal for everyday life and perfect for entertaining.

Just off the kitchen there's a large utility room that opens to the back garden on one side and double garage on the other.





The sitting room is triple aspect with double doors opening on to the garden terrace. There's an in-built projector and cinema screen, ideal for movie nights. Charmingly, one side of the sitting room has been decorated in a 'Downton Abbey' style, perfect for afternoon tea!



The family room is a generous size with plenty of space for a TV, sofas and play area. The study has twin desk areas overlooking the front aspect with floor to ceiling storage for files.

Finally on the ground floor there's a large w.c.

5 of the 6 double bedrooms are on the first floor. The main suite is perfectly apportioned for a house of this size. Dual aspect – spanning the length of the house – it has a bright dressing and vanity area, significant built in storage throughout and a luxurious en-suite with a bath, separate double shower and twin basins.

Bedrooms 2, 3, 4 and 5 are all generous doubles with access to an en-suite bathroom, most with fitted wardrobes and views over the garden. These rooms were well designed to be practical rooms for children, with plenty of space to study and entertain in their rooms.

The bathrooms have all been refitted to a high standard and gleam as if they were newly fitted!





The top floor of the house has been converted to create a significant living space, with a bedroom, large living area, 'Number 10 Downing en-suite' with double shower and ample storage into the eaves. The landing area is large enough to be an additional reception space if required.





The grounds total 0.42 acres, mostly to the rear. Lined with mature trees and shrubs, the gardens are beautifully manicured to create a private, quiet space that attracts wildlife.

The back garden has a large patio area that spans the back of the house, leading to an immaculate lawn. There's a 12 metre heated pool and a large changing room with outside shower. The garden also has a feature pond with Koi Carp. Tucked in the corner there are 3 storage sheds.

The front driveway has space for 6 cars, plus a double garage with electric roll-top door and large storage cupboard.





SELLER INSIGHT

We decided to move to Ascot for the education and lifestyle it offered our daughters and us. Our daughters attended dance classes at Marist school and we decided we wanted to school them there. We looked closely into the area and it offered everything we were looking for; golf courses, Virginia Water park for walks, shops and restaurants, train station links into London... it offered everything we were looking for so we decided this was the right place for us.

We chose Kilifi because we really wanted a house with a pool; for us to exercise in and for our daughters to enjoy. When we bought it, it was very dated, it even had an avocado bathroom! But we could see how we could transform it.

We lived in it for 5 years before deciding how we wanted to improve it. We spoke to an architect who advised us how to develop the house in the right way – with more bathrooms and a large kitchen/living/dining area central to the redesign. He re-designed the house as it is now, in line with what we needed as a family and what future owners would want, and it's worked perfectly for us!

As planned, the girls went to the Marist school and they had a wonderful education there, it's really benefited them as they find their paths in life which is everything we hoped for.

This house has been amazing while the girls have been growing up. Along with having their own big bedrooms and living space, this was the pool party house! We've had some great summer BBQs here – we've had marquees up, fire pits going... we've had over 50 people here at times. With this garden and kitchen, you could host a wedding reception here. We've always hosted Christmas, we can seat up to 16 quite easily.

Following our renovations, we now really love our bedroom, it's peaceful and with all the built-in storage the surfaces can stay clear so it's very calm in there. I personally love the swimming pool, I use it every day between April and November. My husband loves the sitting room the most, he likes to watch golf so he fitted the projector and full-sized screen. That's his sanctuary!

Beyond the house, the walks around here are fantastic. We don't have to drive anywhere; we can walk to Wentworth and Sunningdale Golf Courses right from the door. We can also walk to Sunningdale, Sunninghill and Ascot, including the train stations, that's been really convenient for us and our daughters.

It's easy to get to Windsor and Camberley and the theatre in Woking which is only 20 minutes away and has all the West End productions, we go there quite often. We also love Cowarth Park, Bluebells restaurant, Pennyhill Park Hotel and the Fairmont. There are also some great pubs, the Brickmakers Arms in Windlesham is one of our favourites.

Our daughters had very active social lives here, they joined Sunningdale junior golf, the tennis club, they went horse riding in Windlesham and were members of the local amateur dramatics group. As they got older they caught the train to London and Reading, they also liked the Windsor nightlife which is only 15 minutes away.

Now our daughters have grown and left home we'd like to downsize so we're ready to say goodbye and hand the keys over to the next family. They'll love it here!



THE LOCATION

Ascot in Berkshire is a sought-after town popular with discerning residents who value the quality of local education, a wide range of shops and amenities and social activities.

With Sunningdale Golf Club, Wentworth Golf Club, Guards Polo Club and Ascot Racecourse all within 3 miles, Ascot offers year-round activities on the doorstep. Noteworthy dining and social spots include Coworth Park Hotel, Bluebells and Pazzia. Twenty minutes away is the village of Bray with The Fat Duck, The Waterside Inn, The Crown and Hinds Head Michelin starred restaurants.

Ascot has a great selection of convenience and independent shops, pubs and restaurants and of course the racecourse with year-round events. Sunningdale has boutiques, tailors, interior designers, cafes, a butcher and a Waitrose. Sunningdale also has a mainline train station, or if you prefer, a Rolls Royce dealership. Sunninghill is a pretty, friendly village with a few independently owned shops, hairdressers and restaurants.

There are three garden centres nearby, very popular with local residents for their concessions including Bevans butcher, Lakeland and other select brands.

Windsor Great Park is just down the road, the 4500 acre park stretching to Windsor Castle. Within the park you'll find Savill Garden, Virginia Water Lake and on the far side, The Long Walk. Windsor Great Park is ideal for beautiful countryside walks, whatever the season.

Ascot is popular with London commuters, frequent international travellers and parents who value the internationally renowned schools nearby including The Sunningdale School with its impressive track record of securing places at Eton and Harrow, Papplewick, ACS International School and the Marist School – all within a few minutes' drive.

Roads

- A30: 0.7 miles
- M3: 4 miles
- M25: 6 miles

Train

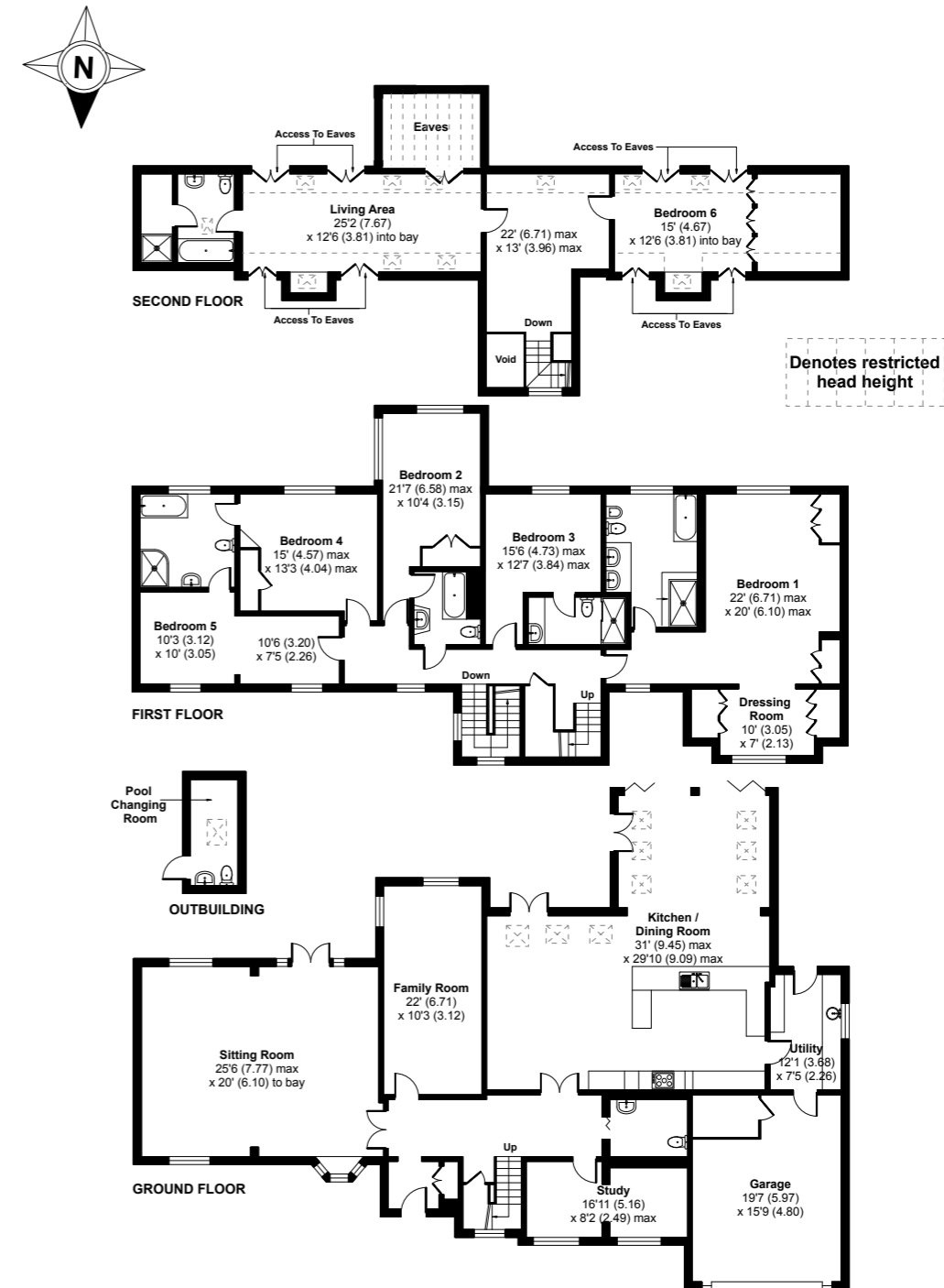
- Sunningdale: 0.9 miles

Air

- London Heathrow: 10 miles



FLOOR PLAN



Approximate Gross Internal Floor Area = 4458 sq.ft / 414.1 sq.m

EPC Rating: C

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. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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