



Park House,
Queens Hill, Ascot



An exceptionally well presented four-bedroom period home with stunning period features, manicured gardens and multiple garaging.

**Park House,
Queens Hill, Ascot
SL5 7EG**

- ♦ Principal suite - dual dressing rooms /en suite with a steam shower /Juliette balcony
- ♦ Four-bedroom property forming part of an original manor house
- ♦ Top floor includes a fourth bedroom, media room and shower room
 - ♦ Manicured gardens designed by leading landscape designer
- ♦ Grand reception hall with underground wine cellar
 - ♦ Parking /garaging for approximately 7 cars
 - ♦ Three principal receptions rooms

Situation

Located in the highly desirable area of Ascot. Known for its world-famous racecourse, Ascot has a bustling High Street and offers a range of shops catering for day-to-day needs, along with a good choice of restaurants, pubs and bars. The nearby towns of Windsor, Camberley and Guildford provide more extensive amenities.

For commuters, the area is well served with easy connections to the motorway network (M3, M4 and M25), in turn providing access to Heathrow and Gatwick airports. Ascot and Sunningdale rail stations are also within easy reach.

Leisure facilities are plentiful and of excellent quality, with Windsor Great Park nearby, and the renowned Wentworth, Sunningdale and The Berkshire golf clubs close at hand. For the equestrian enthusiast, horse racing is available at Ascot and Windsor, and riding in Windsor Great Park and on Chobham Common.

The excellent schools in the area include Wellington College, Eton College, Lambrook, Papplewick, Heathfield School, Licenced Victualler's School, St. George's, and St. Mary's Ascot, to name a few. For international schooling, TASIS (The American School) and ACS (American Community School) are both within easy reach.



Additional Information

Postcode: SL5 7EG

Tenure: Share of Freehold

Council Tax Band: G

Local Authority: Windsor & Maidenhead Borough Council

Service Charge: TBC

Services: The property has mains electricity, gas, water, and drainage services.

Fixtures and Fittings: All Carpets, curtains and light fittings by negotiation.

**Viewing: Strictly by appointment with
Barton Wyatt:**

homes@bartonwyatt.co.uk

01344 843000

Energy Performance:

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



Park House
Gross Internal Area (Approx.) 4935 sq ft / 458.5 sq m
Garage 1386 sq ft / 128.8 sq m
Total 6321 sq ft / 587.3 sq m





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