



Kier Park, Ascot SL5



The property is approached via a pillared entrance with automated gates and a driveway with parking set in a charming wooded setting.

The bright and welcoming entrance hall gives access to all of the principal reception rooms, including a family room and drawing room enjoying an open aspect to the front.

The charming kitchen/breakfast room is well fitted with wall and base mounted units and many integrated appliances and leads directly onto the gardens. The garden room, which leads from the kitchen, enjoys a pleasant outlook and doors onto the patio area to the side.

Additional ground floor accommodation includes an office, utility room, boot room, cloakroom, eight seater cinema room and a drawing room/snooker room. There is also internal access to the swimming pool complex, complete with changing room and sauna.



Ascot station 1.2 miles, Windsor 6 miles, terminal 5 Heathrow airport 10.6 miles, M3 7 miles, M25 8 miles, Central London 28 miles (distances are approximate)











On the first floor, the master bedroom suite has a dressing area and a bathroom with a bathtub and walk-in shower. There is a guest bedroom suite, three further bedrooms with two bedrooms benefitting from ensuite facilities and a family bathroom.

The grounds extend to about one acre and are mature, well stocked and private. The rear of the property features a terraced entertaining area in front of the swimming pool and eating area ideal for alfresco dining. The gardens and grounds have been professionally landscaped and are well screened on all sides by a range of mature trees, hedges, shrubs and plants. The majority of the garden

has been laid to lawn, and there is a useful hard standing area to the side of the house offering potential to extend.









**Approximate Gross Internal Floor Area
510.4 sq m/5,494 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

**Knight Frank
Ascot & Virginia Water**

I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2021. Photographs and videos dated March 2021.

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