



FAIRWAY

Ascot | Berkshire



## A STUNNING FAMILY HOME

set in attractive, mature gardens and situated a short distance from Ascot High Street.

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Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: H

Tenure: Freehold

Guide Price: £2,250,000



## FAIRWAY

The property provides extensive and flexible accommodation including a generous entrance hall, drawing room, dining room, study, high-quality kitchen/breakfast room and two further family rooms; one of which is currently configured as a bedroom annex with en-suite bathroom, providing ideal accommodation for guests, family members or an au-pair.

Head upstairs to a galleried landing and the first floor provides an impressive principal bedroom with dressing room and two en suites - one with a shower and the other a bath. Three further bedrooms, all with en suite complete this floor.

Externally the property offers a landscaped rear garden with a patio area. To the front is a gated driveway, with parking for several cars and separate double garage.





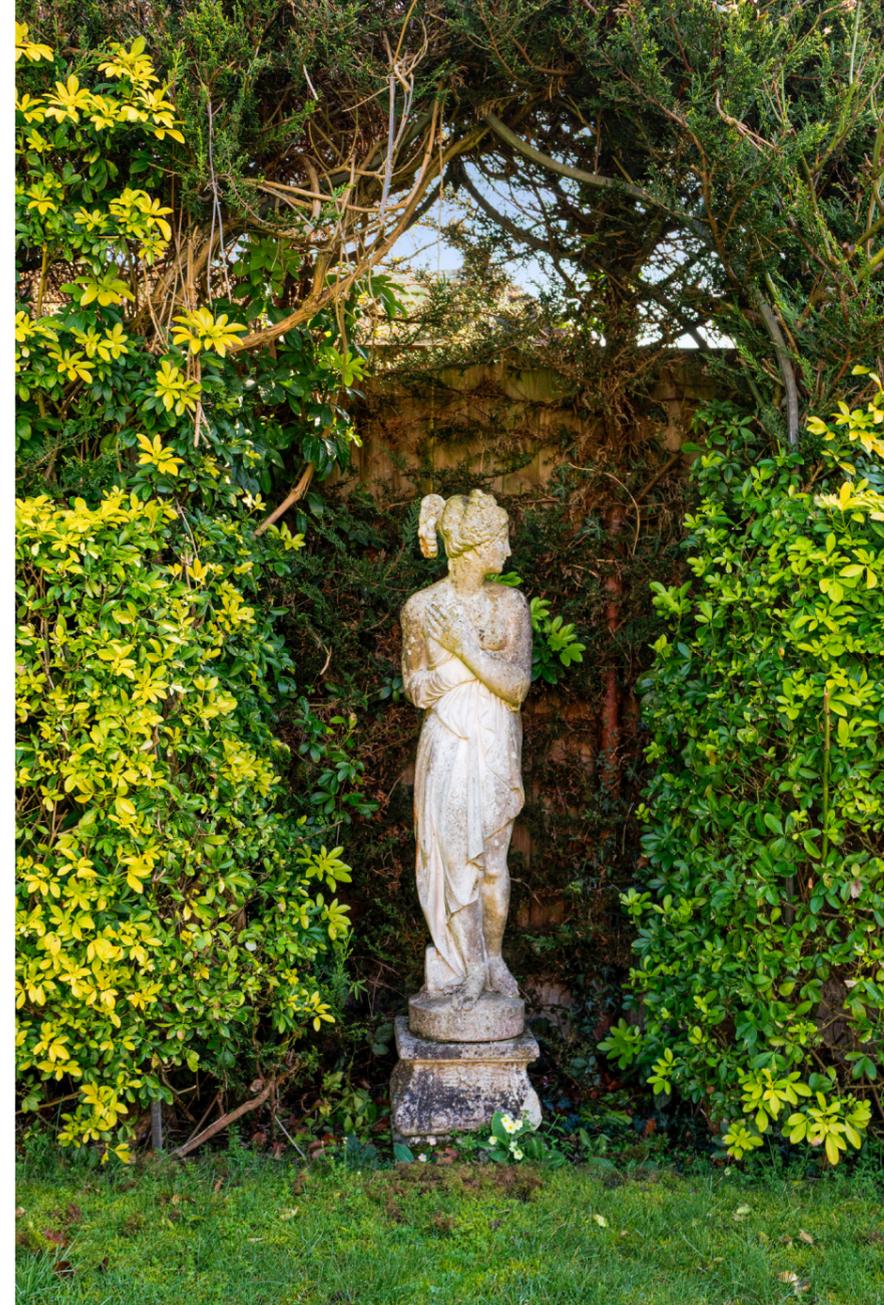
## LOCATION

Situated in Queens Hill Rise which is a very smart cul de sac offering good seclusion and peacefulness yet moments from Ascot High Street.

There is a regular train service from both Ascot and Sunningdale to Waterloo (taking approximately 50 minutes).

Sporting facilities in the area include golf at Windlesham, Sunningdale and Wentworth, polo at Smith's Lawn in Windsor Great Park and at the Royal County of Berkshire polo club in Winkfield. Furthermore racing at Windsor and Ascot and extensive walks and rides are available in Virginia Water and at Windsor Great Park.

The local schooling is exceptional with many renowned private schools including St. George's, Papplewick, Hall Grove, Woodcote, St. Mary's, Heathfield, Hurst Lodge and The Marist together with Charters Sports College. In addition there is the American Community School and TISIS.





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. (ID767266)



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