



Cresta

Queens Hill Rise, Ascot, Berkshire, SL5 7DP



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Guide Price £2,850,000

Impressive reception hall * Drawing Room * Study
Kitchen/breakfast room/orangery
Dining room * Family room * Games Room
Utility room * Cloakroom

Galleried first floor landing
Principal bedroom suite with dressing room and en suite
bathroom
Four further bedroom suites

Independent annexe comprising sitting room
Kitchen/breakfast room * En suite bedroom with
dressing room * Cloakroom * Courtyard garden

Secure gated entrance * Extensive parking
Landscaped garden * Irrigation system

Planning permission to convert the loft space with
four dormer windows

Private plot of about 0.75 acres



The Property

Cresta is a stunning family home set behind secure private gates in Queens Hill Rise.

On entering the property you are greeted by a welcoming entrance hall with a split level staircase leading to the galleried first floor landing.

The open plan fully integrated kitchen/breakfast room/orangery is the real hub of the house with a roof lantern and bi fold doors to the rear garden and an adjoining family room and utility room.

The drawing room has a feature fireplace with three sets of doors opening to the rear garden and a formal dining room. The study is well positioned to the front of the house providing a secluded and tranquil work space. There is a further reception/games room with a large roof lantern and two cloakrooms.

The split level staircase leads to the spacious galleried landing with an impressive principal bedroom with dressing room and en suite bathroom. In addition there are four further bedrooms, all with en suite bathrooms.



Independent Annexe

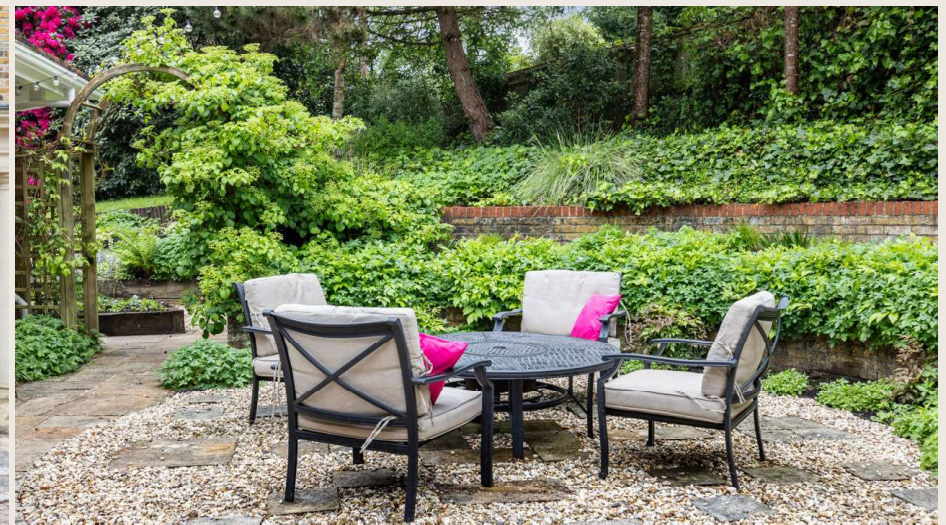
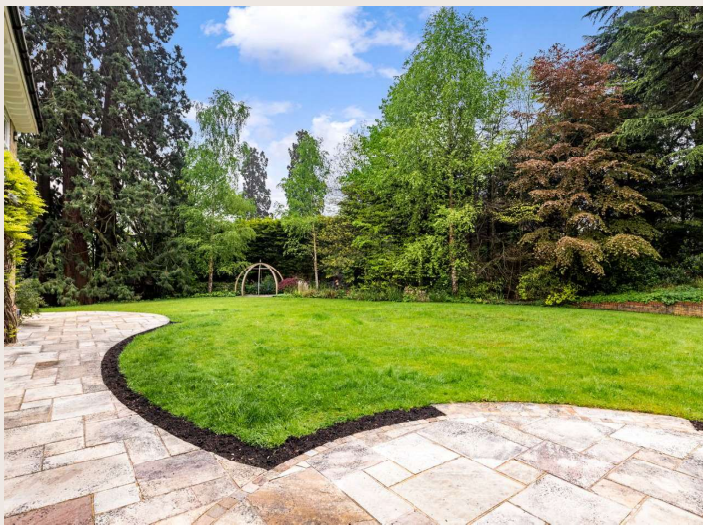
The ground floor also provides an independent one bedroom annexe with a dressing room and en suite bathroom, a separate kitchen, cloakroom and a sitting room with vaulted ceilings, glazed gable end with bi fold doors to a courtyard garden.



Garden and Grounds

The south facing gardens and grounds have been beautifully landscaped with an irrigation system, an area of lawn, a variety of herbaceous borders, mature trees and hedging, providing seclusion and privacy. There is a patio area ideal for al fresco dining and entertaining accessed from the drawing room and kitchen/breakfast/orangery.





Location

Cresta is situated in a private lane with access to Ascot high street approximately 0.8 miles and main line station approximately 1.3 miles providing services to London (Waterloo).

By road, Ascot is convenient for Sunningdale approximately 2.5 miles, Virginia Water approximately 4.6 miles, Windsor approximately 6.6 miles, Reading approximately 15.4 miles, M3 approximately 6.9 miles, M25 approximately 11.6 miles and Heathrow Airport approximately 10.4 miles. All distances are approximate.

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

Superb leisure and sporting facilities are available locally such as the golf courses of Sunningdale, Wentworth, Swinley and The Berkshire, Virginia Water Lake and Windsor Great Park provide walking and cycling opportunities.

Local health clubs include Wentworth Club, Coworth Park Hotel Spa, Pennyhill Park Health Club and Spa and the MacDonald Berystede.



Floorplans

Approximate Gross Internal Floor Area 572 sq m/6156 sq ft

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Gross Internal Area (Approx.) 4880 sq ft / 453.3 sq m
Annexe 1276 sq ft / 118.5 sq m
Total 6156 sq ft / 571.8 sq m



GROUND FLOOR



FIRST FLOOR

Property Details

Council Tax

Band = H

Tenure

Freehold

Services

The property had mains gas, water, drainage and electricity.

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

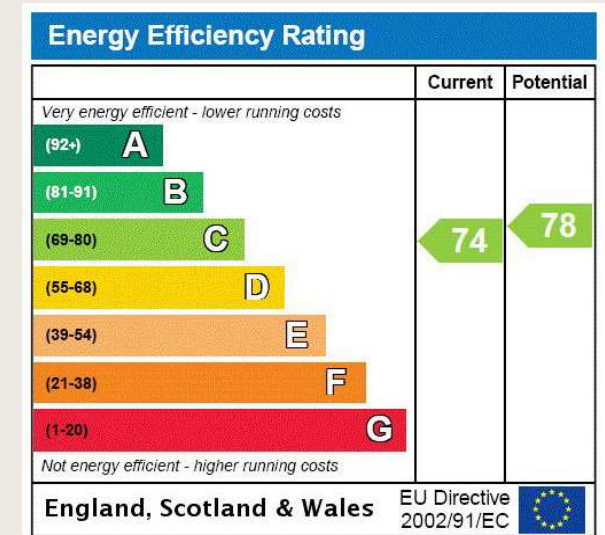
The property also has planning permission to convert the loft space providing two further bedrooms/home cinema with four dormer windows.

Viewing: Strictly by appointment.

EPC

EPC Rating = C

PROPERTY



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Enquire



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More Information



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Property Search

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