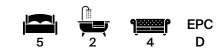


Heath Edge, Ascot, Berkshire



A charming family home set in glorious gardens of 1.75 acres on this highly sought-after road in South Ascot.

Heath Edge occupies a wonderful private and wooded setting in one of the most desirable addresses in South Ascot.



Guide Price: £2,750,000 Tenure: Freehold Council tax band: H Local Authority: Windsor and Maidenhead





Location

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. Racing at Windsor and Ascot. Extensive walks and rides in Virginia Water and at Windsor Great Park.

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

Heath Edge is situated in South Ascot which is easily accessible to Ascot High Street 2 miles , Ascot railway station with links to London (Waterloo) 1.3 miles, Sunningdale 2.9 miles, Windsor 8.6 miles, T5 at Heathrow 16. 8 miles, Junc. 3 of M3 3.2miles and Central London 33 miles. (Times and distances are approximate).













Heath Edge

Heath Edge occupies a wonderful private and wooded setting in one of the most desirable addresses in South Ascot.

The bright and welcoming entrance hall gives access to all the principal reception rooms which include a dining room and drawing room with doors onto the patio enjoying stunning views over the landscaped gardens to the rear.

The beautiful kitchen/breakfast/dining room complete with an AGA has a central island with a wide range of wall and base mounted units and many integrated appliances leads also onto the pretty gardens to the rear. Additional ground floor accommodation includes an study, utility room and cloakroom. There is also access to the integrated double garage.

To the first floor, the principal bedroom suite enjoys a dressing area, bathroom with bathtub and walk-in shower. There are four further bedrooms and a family bathroom.













To the rear, the wonderful private landscaped gardens of approximately 1.75 acres are mainly laid to lawn, leading down into an area of woodland with a mixture of mature trees and shrubs bordering the fencing. To the front the property benefits from ample guest parking and a double garage. Approximate Gross Internal Floor Area House: 267.40 sq m / 2,878 sq ft Garage: 46.94 sg m / 505 sg ft Total: 314.34 sq m / 3,383 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.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buver or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated April 2024. Photographs and videos dated April 2024.

Ascot

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