



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 3.2 miles and Central London 33 miles. (Times and distances are approximate).



Heath Edge

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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 sq m / 505 sq 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.



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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 April 2024. Photographs and videos dated April 2024.

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