



Candlemas
Heathfield Avenue, Ascot, Berkshire

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**STRUTT
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Candlemas Heathfield Avenue, Sunninghill Berkshire SL5 0AL

In an exclusive residential setting, an exceptional 4-6 bedroom family home with annexe accommodation and landscaped gardens

M3 (Jct 3) 4.4 miles, M4 (Jct 6) 8.5 miles, M25 (Jct 12) 11.5 miles, Sunningdale station 1.2 mile (London Waterloo 57 minutes), Ascot station 1.8 miles (London Waterloo 57 minutes), Windsor 7.2 miles, Heathrow Airport (T5) 10 miles, Central London 28 miles

Impressive reception hall | Drawing room | Snug
Dining room | Media/games room | Study
Family room | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with 'his and her' dressing rooms and bathrooms | 3 Further en suite bedrooms | Family bathroom | 2 Dressing rooms

Triple garage with guest suite above
Landscaped gardens | About 0.43 acre
EPC rating B







The property

With its distinctive architecture and stately presence, Candlemas offers stunning interior design and stylish presentation with elegant, light-filled accommodation perfectly suited to both hosting guests and modern family life.

The reception hall provides a sense of arrival with gleaming marble flooring and a grand bifurcated staircase which features ornate balustrades and scroll handrails.

Ground floor rooms are accessed from the central hallway and comprise five reception rooms, including a refined drawing room and a formal dining room, along with an impressive kitchen/breakfast room. Extensively fitted with quality cabinetry, the kitchen features integrated appliances and an island unit which forms a subtle divide to the adjoining breakfast area, offering a relaxed convivial hub which extends into the linked family room.

Ancillary space is provided by the adjacent utility room which incorporates a larder and offers a home to domestic appliances.

The spacious first floor landing leads through to a sumptuous principal bedroom with two en suite dressing areas and two beautifully appointed bathrooms. There are two further en suite bedrooms at this level whilst the upper level is host to a bedroom with an en suite shower room, two dressing rooms, a smart family bathroom, and a 30 ft. media/games room that could be utilised as a 5th bedroom. There is also self-contained supplemental accommodation in the form of annexe quarters on the floor above the garaging.



Outside

The entrance to the property is marked by brick pillars with wrought-iron gates opening onto an expanse of paved driveway which provides parking for numerous vehicles in addition to the triple-garaging. Low-level manicured hedging and topiary shrubs in the beds to either side of the grand portal provide an attractive display at the frontage of the home.

The rear garden enjoys a southerly aspect and is beautifully designed with paved terracing spanning the rear of the house, edged by stone balustrades and brick pillars; direct access from reception rooms provides a seamless link from the inside to the outside and offers the perfect space for al fresco entertaining and relaxation. Areas of lawn are framed by borders of attractive specimen trees and mature shrubs, with a central pathway.

Location

Candlemas is situated in a highly regarded road, on the northern fringes of Sunningdale and just to the south of Ascot, with both offering a variety of day-to-day shopping facilities, along with mainline railway stations. Further, more extensive shopping and leisure facilities can be found in Windsor to the north or Guildford to the south, whilst the surrounding towns and villages offer a good selection of dining opportunities at gastropubs and restaurants.

Rail connection to London (Waterloo) are available from Sunning and Ascot stations, whilst the M3 (J3), M25 (J13) and M4 (J6) are nearby.

Leisure amenities in the area include golf at Wentworth, Sunningdale, Swinley Forest and The Berkshire, and horse racing at Ascot and Windsor.



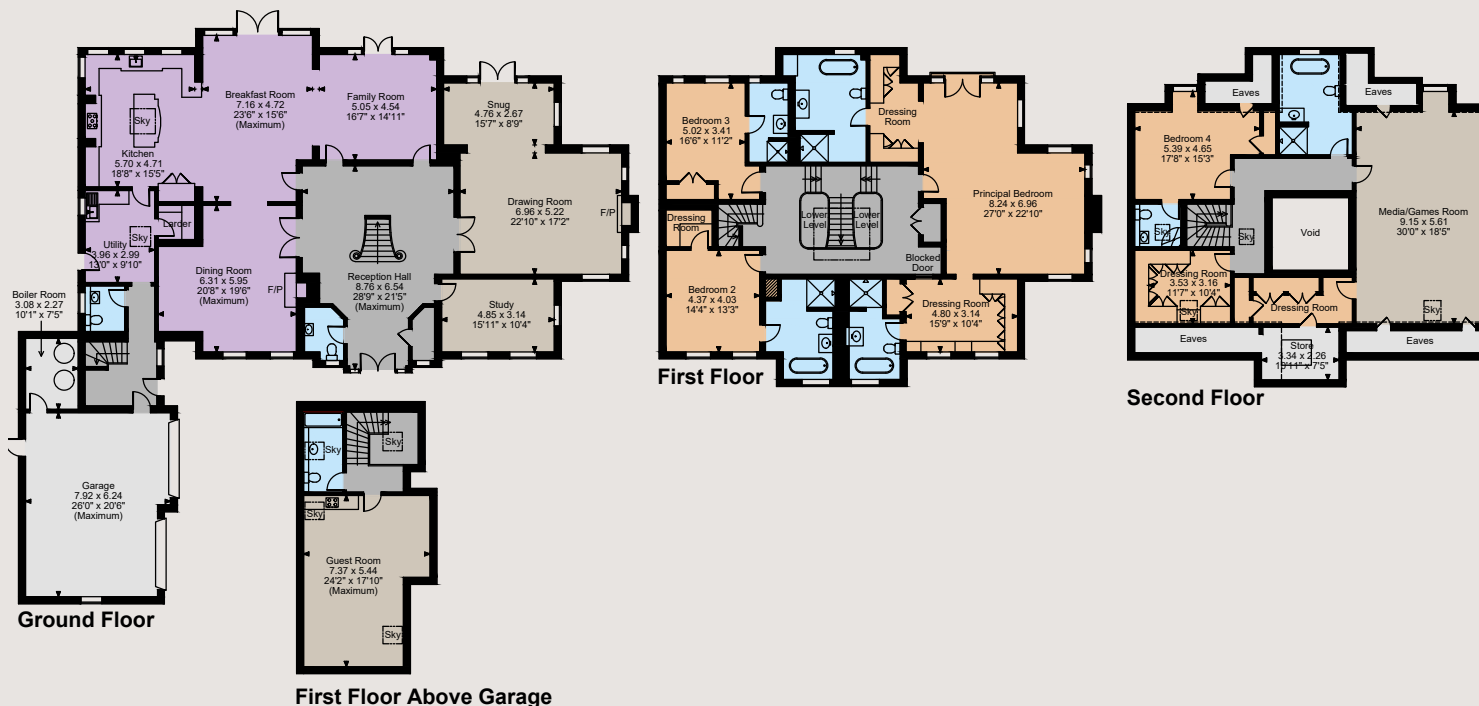
Floorplans

House internal area 7,792 sq ft (724 sq m)

Garage internal area 586 sq ft (54 sq m)

Total internal area 8,378 sq ft (778 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

With Strutt & Parker's Ascot office on your left, proceed along the High Street and continue for approximately 1 mile. At the roundabout, take the 3rd exit onto Sunninghill Road/B3020, turn left onto Kings Road, then turn left onto Heathfield Avenue: Candelmas will be found on the right hand side..

General

Local Authority: Royal Borough of Maidenhead & Windsor - Tel. 01628 683800

Services: Mains electricity, gas, water and drainage.

Council Tax: Band H

Tenure: Freehold

Guide Price: £5,000,000

Ascot

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