Woodside
Horsegate Ride, Ascot, Berkshire

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STRUTT & PARKER
BNP PARIBAS GROUP

Woodside
Horsegate Road
Ascot
Berkshire SL5 9LS

An imposing modern family residence, set within landscaped gardens and situated in one of Ascot's premier roads

M3 (Jct 3) 3.4 miles, M25 (Jct 13) 8.5 miles, Ascot Station 1 mile (Waterloo 57 minutes), Ascot High Street 3.5 miles, Windsor 8 miles, Heathrow Airport (Terminal 5) 11.5 miles, Central London 31 miles

Impressive galleried reception hall | Drawing room | Dining room | Family room | Study Games room/bar | Gym| Kitchen/breakfast/ sitting room | 2nd kitchen | Utility room | Boot room | 3 Cloakrooms

Principal bedroom suite | 2 Guest suites
2 Further bedrooms (both with en suite bathrooms)

Triple garage with annexe above
Ample parking | Landscaped gardens

Outbuilding/summerhouse with covered BBQ area

About 0.65 acre

NHBC Warranty | EPC rating B

Outside

To the front, the property is approached via electronically operated timber gates, set between brick piers and opening onto a spacious driveway that provides ample parking for several vehicles, in addition to parking within the triple garage.

Above the garaging is a self-contained annexe comprising a sitting room/bedroom with kitchenette and shower room.

The gardens and grounds are principally laid to lawn and are enclosed by various mature shrubs and trees that provide a high degree of seclusion and privacy. A paved terrace spanning the rear of the house provides superb al fresco dining and relaxation space, with additional relaxation space provided by a summer house that is presented to the same standard as the main house and has an adjoining covered BBQ area.

The property

A sensational family home offering exceptionally bright and spacious accommodation that , combined with the numerous leisure areas and luxurious features, lends itself extremely well to both formal entertaining and relaxed family living. Arranged over three floors, the layout of the living space is stylish, yet functional, and the many features of the property include under-floor heating throughout, and Loxone Intelligent Automation with its intuitive lighting, multi-room audio, heating, security, shading, and energy management.

The house is entered via an impressive galleried reception hall with a stunning glass staircase, that creates a striking first impression and provides access to the principal ground floor rooms, including an elegant drawing room with a log burner and two sets of double doors opening out to the rear terrace and beautifully landscaped garden. There are three additional reception rooms: the dining room, also with double doors out to the terrace, a family room, and a study.

Of particular note is the multi-functional kitchen/breakfast/sitting room that enjoys direct access to the terrace and garden via two sets of bi-folding doors. It is fitted with a bespoke Siematic kitchen by Nicholas Anthony and incorporates dedicated informal dining and relaxation areas. A larder, a second kitchen, a utility room, two cloakrooms, and a boot room complete the ground floor accommodation.

Situated on the first floor and located off the spacious galleried landing with glass balustrading, is the principal suite comprising a capacious bedroom with an en suite bathroom and dressing room. There is a guest suite on this floor, along with two further en suite bedrooms.

The upper level is arranged to provide a further guest suite, a sizeable games room with a bar area, a gym, and a cloakroom.

Location

Horsegate Ride is a highly desirable road close to South Ascot village. Ascot High Street and Sunningdale are within easy reach, both of which offer a range of local shops catering for day-to-day needs, including a Waitrose store. The nearby towns of Windsor, Bracknell, Camberley, and Guildford provide a further more extensive range of facilities.

The area has a rural and leafy feel yet is conveniently placed for transport networks and local amenities. Road connections are excellent with access to both the M3 and M25 and for commuters, rail services to London (Waterloo) are available from Ascot and Sunningdale stations. Heathrow Airport is just over 11 miles away, while executive/private aviation facilities are available at Fairoaks, White Waltham and Farnborough Airports.

For leisure there are a number of prestigious golf clubs on the doorstep, including Wentworth, Sunningdale and The Berkshire.

Polo is available at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club, and horse racing at Ascot and Windsor racecourses.

The are numerous highly regarded schools in the area including St. Mary's, St. George's, Coworth Park, Heathfield, Papplewick, Lambrook, Eton College, Wellington College, and Royal Holloway. For international schooling, TASIS and the ACS International School are within easy reach.

WOODSIDE

Floorplans
House House internal area 7,794 sq ft (724 sq m)
Garage internal area 596 sq ft (55 sq m)
Annexe internal area 749 sq ft (70 sq m)
Outbuilding external area = 228 sq ft (21 sq m)
Total internal area 9,367 sq ft (870 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 right, proceed along the High Street and at the mini roundabout, and take the 1st exit into Station Hill. Continue down the hill, through South Ascot village, and immediately after passing the playing fields on the right, turn right into Coronation Road. After about 0.4 miles, turn right into Horsegate Ride. The property will be found a short distance along on the left hand side.

General

Local Authority: Royal Borough of Windsor & Maidenhead - Council tax band H
Services: Mains electricity, gas, water and drainage. Gas under-floor heating
Tenure: Freehold
Guide Price: £4,500,000

Ascot

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Over 50 offices across England and Scotland, including Prime Central London

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