



# Falcon House

Kennel Avenue, Ascot, Berkshire



## An impressive, luxurious home with extensive accommodation and annexe, set within delightful gardens

A stunning and substantial detached home set on one of Ascot's most exclusive residential roads. The property offers light, airy living with spacious, flexible reception rooms, while outside there are beautifully landscaped gardens with a plunge pool and summerhouse, all set within moments of Ascot's world-famous racecourse.



**5 RECEPTION ROOMS**



**5 BEDROOMS PLUS ANNEXE**



**4 BATHROOMS**



**TRIPLE GARAGE WITH ANNEXE OVER**



**0.6 ACRE**



**FREEHOLD**



**TOWN**



**5,622 SQ FT**



**GUIDE PRICE  
£2,875,000**

### The property

Falcon House is an exceptional detached residence, beautifully appointed with high-end features including under-floor heating, integrated ceiling speakers, and an extensively fitted kitchen with premium appliances. Situated in one of Ascot's most desirable residential locations, the property offers five bedrooms, five reception rooms, and a self-contained annexe, combining generous proportions with elegant design and modern convenience throughout.

The grand reception hall sets the tone on arrival, with its sense of light and space, a sweeping staircase to the galleried landing, and French doors leading out to the gardens. The ground floor offers a superb range of reception rooms, including a dual-aspect drawing room with a south-facing bay window, log burner, and ceiling speakers. Additional reception rooms include a formal dining room, a family room with ceiling speakers, and a private study, also equipped with ceiling speakers. A highlight of the home is the striking orangery, extending 27ft across the rear of the house, with a glazed roof fitted with blinds, twin sets

of French doors opening onto the gardens, and the comfort of under-floor heating.

The open-plan, L-shaped kitchen/breakfast room is a stylish and functional, finished with sleek granite worksurfaces and equipped with a Miele dishwasher, microwave and steamer, a five-ring gas hob with Wolf convection oven, and a Caple wine cooler. There is also under-floor heating, a central breakfast bar, ample room for informal dining, and ceiling speakers to enhance entertaining.

Upstairs, a generously proportioned landing leads to the principal suite, occupying its own wing of the house. Entered via double doors and approached through a private hallway, the suite comprises a sumptuous bedroom, a separate dressing room, and a superb modern bathroom with under-floor heating, ceiling speakers, and a walk-in shower. Off the same hallway is an additional bedroom, currently used as a dressing room/sitting room.





Three further bedrooms are located on this floor, one with its own en suite shower room with under-floor heating, alongside a beautifully appointed family bathroom, also with under-floor heating.

It is worth noting the generous loft space offers potential for conversion into additional accommodation (subject to planning permission).

Located above the triple garage is a self-contained studio/annexe, perfect for extended family, guests or as creative a dedicated office or creative studio. With a private shower room and potential for a kitchenette, it provides a convenient and independent living area.

### Outside

The property is accessed via security gates opening onto a spacious driveway with parking for several vehicles and a detached triple garage with electric doors and an annexe above. The driveway is framed by lawns and mature hedging, while the side and rear gardens enjoy south and east-facing aspects, and are beautifully maintained by pop-up sprinklers in the

lawns and a dedicated irrigation system to the flower/shrub borders.

The gardens are enclosed and bordered by mature trees/shrubs for privacy, and feature a south-facing patio ideal for al fresco dining, complemented by a sheltered brick-built dining area. Additionally, the grounds include pristine lawns, a summer house, a greenhouse, and a further patio shaded by a gazebo. A luxurious heated plunge pool, surrounded by its own sun deck, provides the perfect setting for relaxation and entertaining.

### Location

Known for its world-famous racecourse, Ascot is a prestigious town in a highly desirable and well connected area. Ascot itself has a small bustling High Street with many of the amenities required for day-to-day living, including a variety of shops and a good choice of pubs, bars and restaurants. There is a Waitrose store in nearby Sunningdale, whilst the towns of Windsor, Camberley and Reading provide a further more extensive range of amenities.

### Distances

- M3 (Jct 3) 6.3 miles
- M4 (Jct 6) 8.3 miles
- M25 (Jct 13) 8.8 miles
- Ascot High Street 1.2 miles
- Sunningdale 4 miles
- Windsor 6 miles

### Nearby Schools

- Papplewick, Ascot
- LVS Ascot
- Heathfield, Ascot
- St George's, Ascot
- St. Mary's, Ascot
- The Marist School, Ascot
- Charters School, Sunningdale
- Woodcote House, Windlesham
- Lambrook School, Winkfield Row
- ACS International School, Egham





Leisure facilities are plentiful and of excellent quality in the surrounding locale, with the magnificent Windsor Great Park nearby, and prestigious golf clubs close at hand, including the renowned Wentworth golf club.

Communication links are excellent: the M3 and M4 link to London and the motorway network, and Ascot station (1.3 miles) offers regular services to Reading, Guildford and central London.

The area is also served by an excellent range of schools, in both the state and private sectors, including the outstanding-rated comprehensive, Charters School, in Sunningdale.

#### Key Locations

- Ascot Racecourse
- Savill Garden
- Virginia Water Lake
- Windsor Castle
- Windsor Great Park
- Windsor Racecourse
- Legoland Windsor Resort
- Runnymede (Magna Carta Memorial)

#### Nearby Stations

- Ascot
- Sunningdale
- Martins Heron Station
- Bracknell Station





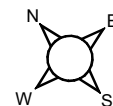












## Floorplans

House internal area 4,6643 sq ft (433 sq m)  
 Garage internal area 650 sq ft (60 sq m)  
 Studio/Annexe internal area 309 sq ft (29 sq m)  
 Outbuilding internal area 259 sq ft (24 sq m)  
 Total internal area 5,881 sq ft (546 sq m)

For identification purposes only.

## Directions

Post Code: SL5 7PB  
 what3words: ///guess.rang.busy

## General

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

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

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

Denotes restricted head height

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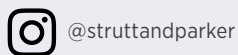
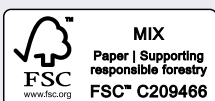
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## Ascot

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