



Somerville House

15 Kier Park, Ascot, Berkshire



BNP PARIBAS GROUP 

A detached 5-bedroom home with a beautiful, secluded rear garden, in a highly regarded cul-de-sac setting

An impressive detached family home with light and spacious accommodation, set in a highly sought-after Ascot setting, on a peaceful and leafy residential cul-de-sac. The property features well-proportioned reception rooms, with views across the beautiful garden that is surrounded by mature shrubs and trees.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



INTERNAL GARAGE



GARDENS



FREEHOLD



TOWN



2,863 SQ FT



**GUIDE PRICE
£1,500,000**

The property

Somerville House is a well-presented, spacious detached five-bedroom home on a quiet cul-de-sac in one of Ascot's most desirable locations. The property enjoys an elevated position with scenic views of mature trees and shrubs.

The principal reception area is the open, L-shaped sitting room and dining room with a triple aspect, Adam style fireplace, full-height windows, and sliding glass doors opening onto the rear gardens. From the dining room, there is access to the well-equipped kitchen; fitted with a range of units to base and wall level, as well as integrated appliances and a breakfast bar. This room enjoys a wonderful outlook over the rear garden. An adjoining utility room, with its own outside access, provides additional space for storage and home appliances. Off the hall is a fifth bedroom which is currently being used as a study, with outstanding views of the garden.

A short flight of stairs leads to a further three bedrooms, all of which are doubles, including the

generous principal bedroom with its extensive built-in storage and en suite shower room. The remaining bedrooms benefit from fitted wardrobes and are serviced by a family bathroom. From the entrance hall, stairs lead down to a family room, double bedroom and shower room, which features secondary outside access and could be used as a self-contained annexe.

Outside

At the front of the property, a sweeping driveway leads up to the house and provides ample parking space for several vehicles, as well as access to the integrated garage for further parking and storage/workshop space. The driveway is flanked by areas of lawn, dotted with mature trees.

To the rear, the delightful garden is undoubtedly a key feature of the property. It includes a large attractive semi-circular patio enclosed by a low brick retaining wall, ideal for al fresco dining, with a rolling lawn beyond. The mature gardens to the rear are bordered by established shrubs, mature trees and hedgerows, creating a sense of peace and privacy.



Outside (cont....)

Well-stocked flowerbeds add a further splash of colour and visual interest.

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 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, while there is a Waitrose in Sunningdale. Leisure facilities are plentiful and of excellent quality in the surrounding locale, with the majestic Windsor Great Park nearby, and the renowned Wentworth golf club close at hand. Ascot is within easy reach of central London (56 minutes to London Waterloo), and boasts several excellent schools, including the outstanding-rated comprehensive, Charters School, in Sunningdale.

Distances

- M3 (Jct 3) 4.9 miles
- M25 (Jct 13) 7 miles
- M4 (Jct 6) 8 miles
- Ascot High Street 1.2 miles
- Sunninghill 1 miles
- Sunningdale 2.6 miles
- Windsor 6.2 miles

Key Locations

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

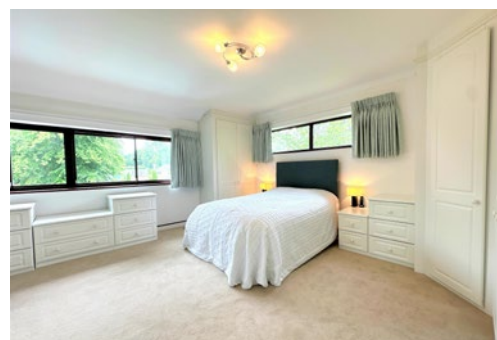
Nearby Schools

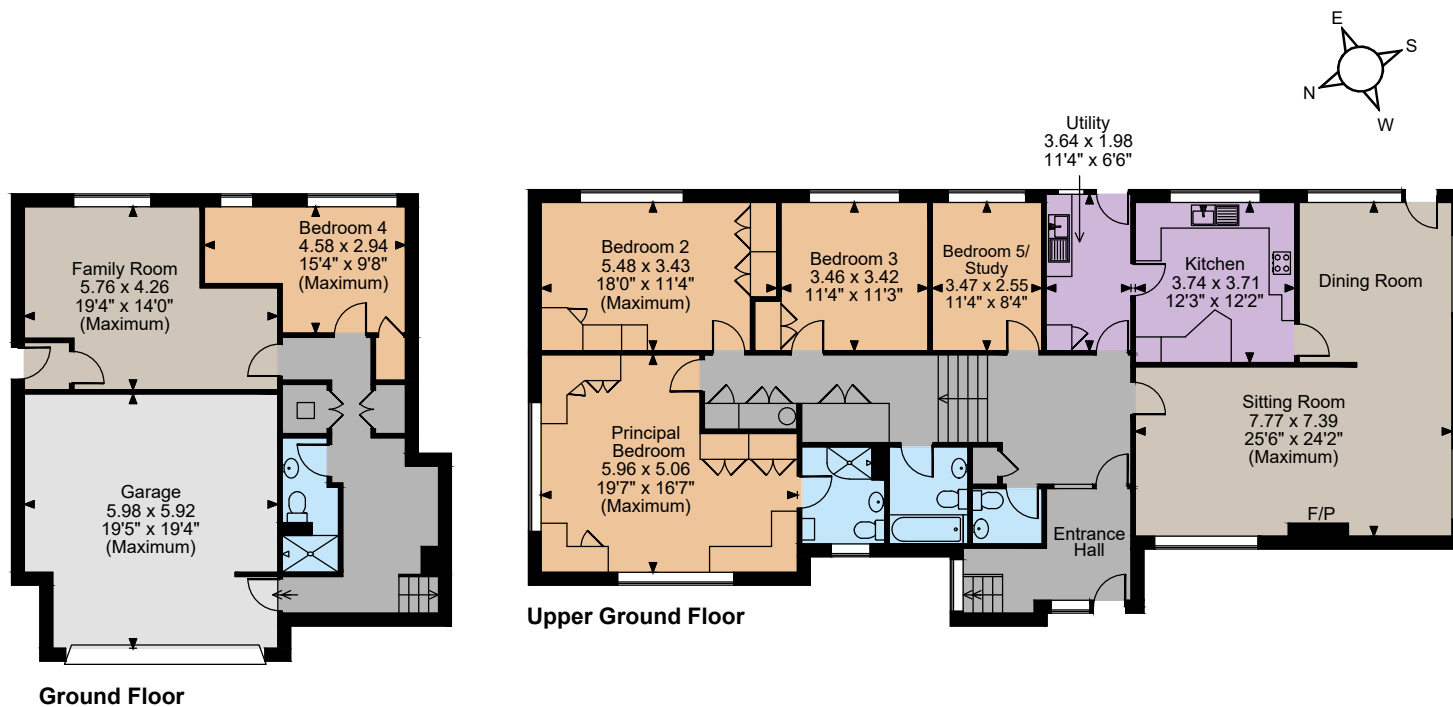
- Papplewick, Ascot
- LVS Ascot

- Heathfield, Ascot
- St. George's, Ascot
- St. Mary's, Ascot
- The Marist School, Ascot
- Charters School, Sunningdale
- Coworth Flexlands School, Chobham
- Woodcote House, Windlesham,
- Lambrook School, Winkfield Row
- ACS International School, Egham
- American International School (TASIS) , Thorpe

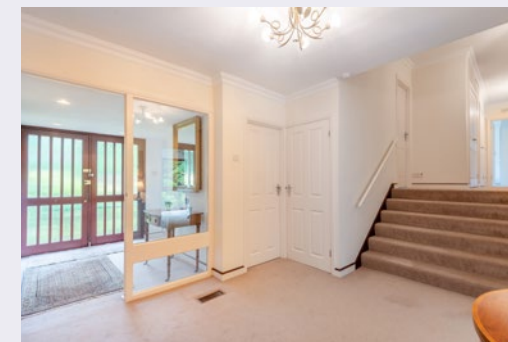
Nearby Stations

- Ascot
- Sunningdale





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

House internal area 2,500 sq ft (232 sq m)
Garage internal area 363 sq ft (34 sq m)
Total internal area 2,863 sq ft (266 sq m)
For identification purposes only.

Directions

Post Code: SL5 7DS

what3words: ///acted.handed.fails - brings you to the driveway

General

Local Authority: The Royal Borough of Windsor & 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 H

EPC Rating: E

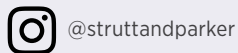
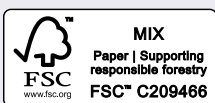
Ascot

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