

Mulberry Lodge
Larch Avenue, Ascot, Berkshire



Strutt
& Parker

Land and property. Since 1885.



5,733 sq ft (533 sq m) inc. garage
6 reception rooms
6 bedrooms | 4 bathrooms
Double garage | Landscaped gardens
Freehold | Village

Guide price £3,550,000



A magnificent 6-bedroom premium home, in a highly coveted Ascot location

Mulberry Lodge is a striking detached residence, offering beautifully appointed accommodation arranged across three light-filled floors. Set on a peaceful residential lane, the property is further enhanced by private landscaped gardens enclosed by mature woodland.

A welcoming reception hall establishes a sense of arrival, boasting a travertine tiled floor and an impressive solid oak bifurcated staircase with the central flight ascending a short series of steps to double doors that open onto an external balcony overlooking the rear gardens. Accessible from the hall, the elegant drawing room features an ornate ceiling cornicing, a stone fireplace and French doors opening onto the south-west-facing terrace and rear garden. The formal dining room is similarly well appointed, with a feature fireplace, and French doors also leading to the terrace.

The heart of the home is the capacious open-plan kitchen/breakfast/family room, designed for both everyday living and large scale entertaining. The individually designed kitchen is comprehensively fitted with bespoke handcrafted cabinetry, granite worksurfaces, a central island, stainless-steel range-style cooker and integrated appliances, while the adjoining breakfast and family areas provide generous and flexible living space with direct access to a loggia and garden beyond. The adjoining utility room has been styled to echo the kitchen and provides additional practical space; direct access is available to the integrated garage. The ground floor further comprises a study that provides private workspace, and a guest cloakroom.

The first floor is arranged to provide six well-proportioned double bedrooms, including the principal suite comprising a dressing room and luxurious en suite bathroom. Two further bedrooms benefit from en suite facilities, while a family bathroom, complete with corner bath and separate shower, serves the remaining rooms. A staircase ascends to the second floor which is host to a substantial 45 ft games room, store room and a cloakroom.



Outside

Mulberry Lodge is approached via electronically operated gates opening onto a sweeping gravel driveway leading to the garaging and providing ample parking for several vehicles. The gardens are a fine feature of the property and comprise well tended lawns with established borders and mature tree screening, creating a strong sense of privacy. Extensive decking and paved terraces extend across the rear of the house, providing excellent space for outdoor dining and entertaining.



Location

Larch Avenue is conveniently located for Ascot High Street and Sunninghill village, both of which provide good local shops for ‘day to day’ needs; nearby Sunningdale also offers good local shopping facilities, including a Waitrose store. Further more extensive amenities are available in the towns of Windsor, Camberley and Bracknell, all of which are within easy reach.

Transport links are excellent with rail services to London (Waterloo via Richmond and Clapham Junction) from Sunningdale and Ascot or Reading, and the M3 is accessible via Junction 3, in turn linking with the M25.

Leisure facilities are plentiful and of excellent quality in the surrounding area, with expansive Windsor Great Park nearby, and the renowned Wentworth and Sunningdale golf clubs close at hand. For the equestrian enthusiast, horse racing may be enjoyed at the world-famous Ascot Racecourse and polo is available at The Guards Polo Club at Smith’s lawn in Windsor Great Park, and at The Royal Berkshire Polo Club. The picturesque Virginia Water Lake, Windsor Great Park and Chobham Common provide opportunities for walking and cycling.

Educational facilities in the area are excellent and scholls include Eton College, Royal Holloway, St. Mary’s School, Coworth Park, Heathfield, St. George’s, Papplewick, Lambrook, The American Community School and TASIS in Egham.

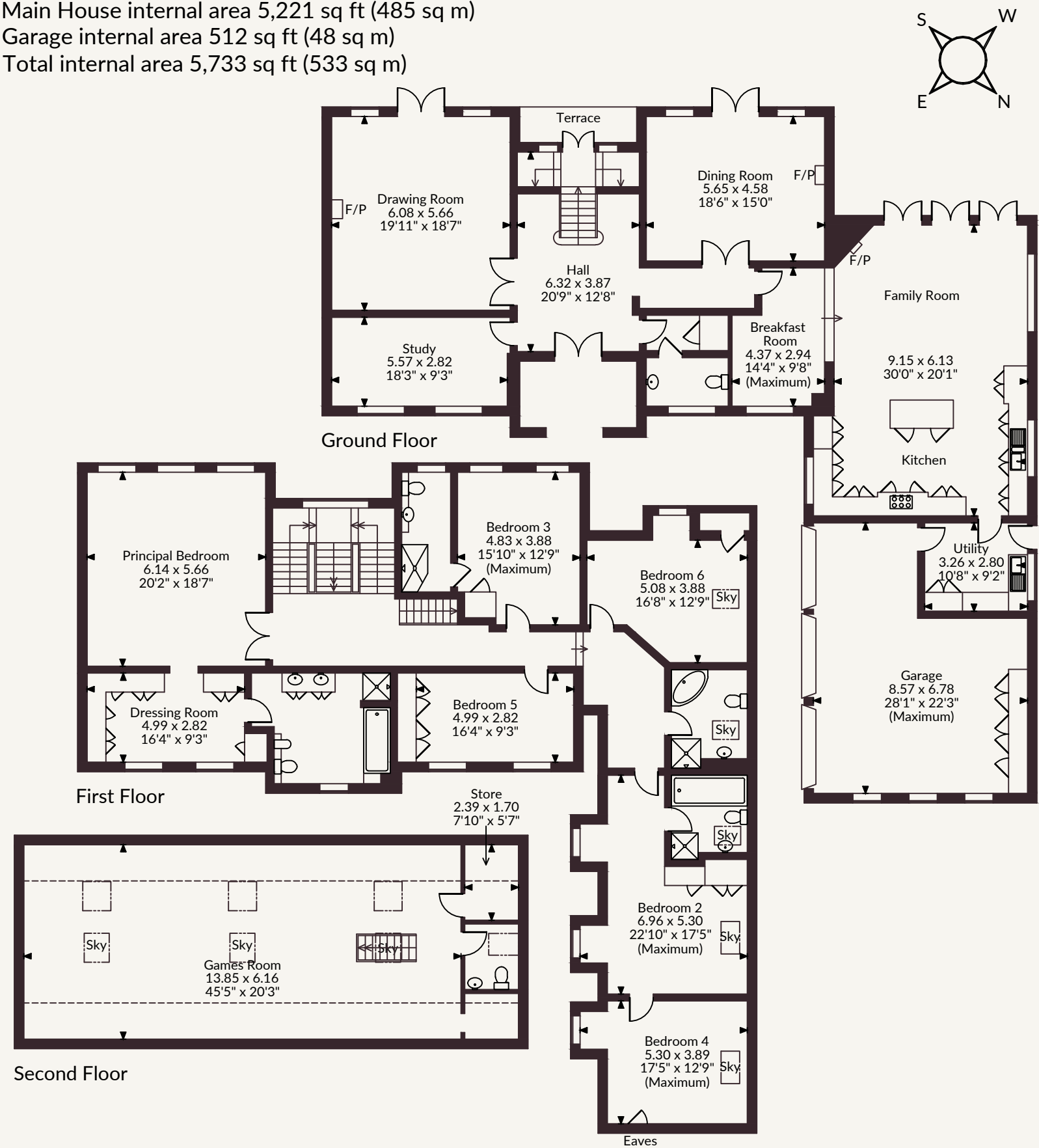
Postcode region: SL5

General

Local Authority: Royal Borough of Windsor & Maidenhead
Services: Mains electricity, gas, water and drainage
Council Tax: Band H
EPC rating: C
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Mulberry Lodge Larch Avenue, Ascot
Main House internal area 5,221 sq ft (485 sq m)
Garage internal area 512 sq ft (48 sq m)
Total internal area 5,733 sq ft (533 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8692516/DGO

Strutt & Parker Ascot
37 High Street, Ascot, Berkshire SL5 7HG
01344 636960 | ascot@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026.. Particulars prepared May 2026.



Strutt
& Parker

Land and property. Since 1885.