



Heath Edge
Llanvair Drive, Ascot, Berkshire

For the finer things in property.



Heath Edge Llanvair Drive Ascot, Berkshire SL5 9LN

An appealing family home set within secluded grounds of an acre and a half, in one of South Ascot's premier roads

M3 (Jct. 3) 3.7 miles, M25 (Jct. 13) 9 miles, M4 (Jct. 6) 9.5 miles, Ascot station 1.2 miles (London Waterloo 57 minutes), Sunningdale station 2.8 miles (London Waterloo 51 minutes), Heathrow Airport (Terminal 5) 11.9 miles, Central London 28 miles

Reception hall | Drawing room | Dining room
Living room | Study | Kitchen/breakfast room
Utility room | Cloakroom | Principal bedroom with dressing area and en suite bathroom
4 Further bedrooms | Family bathroom
Double garage | Gardens | About 1.5 acres
EPC rating D

The property

Set within a private, wooded setting, Heath Edge offers elegant and versatile living space arranged over two floors, with many of the rooms enjoying lovely views over the gardens.

The ground floor is ideally suited to both family living and entertaining, with the principal reception rooms radiating from the reception hall, and the drawing room linking with the dining room where access to the rear terrace may be gained via double doors.

The generously proportioned kitchen/breakfast room also enjoys direct access to the rear garden and is comprehensively fitted with a range of units, a central island, integrated appliances, and an AGA. The accommodation on this level is completed by a further reception room, a study, a utility room with access to the integral garage, and a cloakroom.

The first floor is host to a principal bedroom with a dressing area and en suite bathroom, four further bedrooms, and a family bathroom.

Location

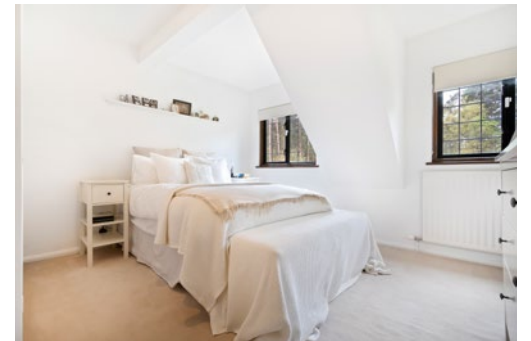
Llanvair Drive is a highly regarded road in South Ascot and is conveniently placed for Ascot High Street and Sunningdale village, with their selection of shops, bars and restaurants. The towns of Windsor, Camberley, Guildford, Reading and Bracknell provide a further more extensive range of amenities.

Communication links are excellent with easy access to the M3, M25 and M4 motorways, and Heathrow Airport, whilst nearby Ascot and Sunningdale railway stations provides good links to London Waterloo. Ascot is surrounded by miles of beautiful countryside, yet is still within easy commuting distance of Central London.

Local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Virginia Water Lake and Savill Garden, as well as a wide range of sporting and leisure facilities including horse racing at Ascot and Windsor, and golf at Wentworth, Sunningdale, The Berkshire and Swinley Forest.

The area also offers a wide range of state and independent schools including Charters School, St. Mary's Ascot, St. George's Ascot, The Marist, LVS Ascot, Papplewick, Heathfield and Sunningdale.





Outside

To the front, the property is well screened from the road by mature shrubs and trees and is approached via a sweeping gravelled driveway.

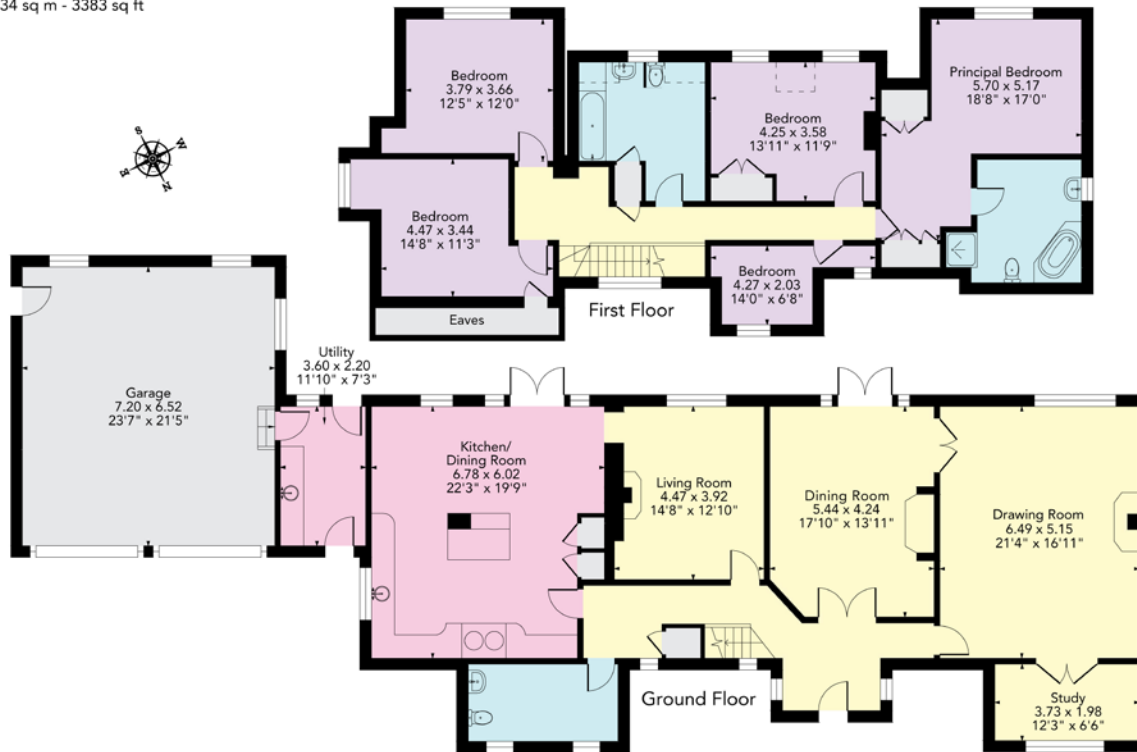
To the rear, the secluded grounds are undoubtedly a fine feature of the property and offer a rare opportunity for those seeking a tranquil setting incorporating beautifully landscaped gardens with a woodland backdrop.





Gross Internal Area (approx)
 House - 267.40 sq m - 2878 sq ft
 Garage - 46.94 sq m - 505 sq ft
 Total - 314.34 sq m - 3383 sq ft

NOT TO SCALE
 This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Directions

With Strutt & Parker's Ascot office on your right, continue along the High Street to the mini roundabout and take the first exit into Station Hill/A330. Follow the road for about 0.8 miles, turn right into Coronation Road and after just over half a mile, turn left into Llanvair Drive. The property will be found after a short distance, on the left hand side.

General

Local Authority: Royal Borough of Windsor & Maidenhead - Tel. 01628 683800
Services: Mains gas, electricity, water and drainage
Council Tax: Band H
Tenure: Freehold
Guide Price: £2,500,000

Ascot

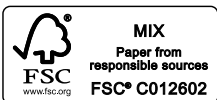
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Over 50 offices across England and Scotland, including Prime Central London

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