



South Court

Berkshire

Architecturally stunning, an exemplary residence of grand proportions in a prestigious residential setting

South Court, London Road, Ascot, Berkshire SL5 7EG

M3 (Jct 3) 5 miles, Ascot station 1 mile, Windsor 6.7 miles, Heathrow Airport 13 miles,
Central London 31 miles

Features:

Reception hall | Drawing room | Sitting/dining room
Kitchen/breakfast room | Lobby | Utility room

2 Cloakrooms

Principal bedroom with en suite bathroom & dressing room
Guest suite | 3 Further bedrooms (2 en suite) | 2nd Kitchen

Cellar | Lift to all floors | Triple garage with heating

Garden with irrigation system

In excess of half an acre





The property

Forming the significant portion of this exquisite mansion house, South Court offers elegance and refinement, with a substantial 6,428 sq. ft of light-filled accommodation arranged over three levels.

Providing a stately home perfectly suited to entertaining, whilst also offering the comfort of a modern living environment, the property showcases period characteristics alongside contemporary interior design. Lofty double doors at the entrance portal open into the generous reception hall which creates a grand sense of arrival and hints at the immaculate presentation on offer within this unique home. The convivial sitting/dining room features a curved external wall with floor-to-ceiling windows and two sets of double doors opening out to the rear terrace and garden, whilst a relaxed, drawing room is flooded with natural light courtesy of a roof lantern and glazed bi-folding doors which blur the boundaries between home, garden and skies. The adjoining kitchen/breakfast room is a bright and impressive space, featuring high quality, sleek cabinetry, stone work surfaces, a waterfall island unit and Gaggenau integral appliances including double ovens, steam oven, microwave, coffee machine, fridge/freezer, wine cooler, and induction plate with hot plate; there is also an informal dining alcove where the sunny south-easterly aspect can be enjoyed. The ground floor further comprises a utility room, two cloakrooms (one with outside access), and a spacious lobby, providing options for relaxation/recreational space.

A continuation of the impeccable décor and calming ambience is unveiled on the two upper levels, both of which may be accessed via a passenger lift. On the first floor is the sumptuous principal suite comprising a bedroom with the benefit of air-conditioning, a luxurious adjoining bathroom and a dressing room, along with a guest suite incorporating a light and airy bedroom, a dressing room and a bathroom. On the second floor, there are three

further bedrooms, two with stylish en suite

facilities, and a secondary kitchen enabling the option to provide an independent refuge at the top of the house.

Outside

An expanse of paved terracing adjoins the house, with a decked platform to one corner, offering opportunities for outdoor entertaining, dining and relaxation whilst taking in the south-easterly aspect and outlook over the delightful garden. Neat beds at the walled edge of the terrace are filled with floral and architectural planting and a series of steps leads down to an area of lawn which is framed by borders containing an attractive mix of specimen trees, colourful shrubs and perennial plants. A majestic conifer provides a statuesque feature to one corner of the garden, whilst a collection of sapling birch trees to the opposite corner showcase their striking white bark. A cool, shaded pathway, with decorative timber archways, leads through the verdant planting, linking the house and the detached triple garage, along with an area of parking just inside the secure, wrought-iron entry gates.

Situation

The property is located in a private residential setting situated just moments from Ascot High Street, which offers a range of amenities to meet day-to-day needs whilst nearby Sunninghill and Sunningdale provide further shopping opportunities, including a Waitrose store. The area has an excellent variety of restaurants and cafes, while the nearby towns of Windsor, Camberley and Guildford also offer a wide range of shopping, leisure and dining options.

Primary schooling is available at the outstanding-rated St Francis Catholic Primary School and Ascot Heath Primary School, while state secondary schooling is available at the Charters School, also rated outstanding by Ofsted. The area also has several renowned independent schools, including St George's, St. Mary's, Papplewick, Sunningdale School, Lambrook, and Wellington College, to name a few.



Communication links are excellent with train services to London from both Ascot and Sunningdale, and easy access to the M3, M4 and the M25 for connections to the major road networks, and Heathrow and Gatwick Airports.

Leisure facilities are plentiful in the surrounding locale, with horse racing at Ascot Racecourse (within striking distance of the property), golf at the renowned Wentworth, Sunningdale, The Royal Berkshire and Swinley Forest golf clubs, and walking, cycling and riding in the magnificent Windsor Great Park. Local attractions include Virginia Water Lake, Savill Garden, Windsor Castle, and Legoland.

Directions

With Strutt & Parker's Ascot office on your left, continue along the High Street and at the mini roundabout, continue straight over to join the A329/London Road. After a short distance, turn left into the private lane leading to the Queens Hill residences and follow the road, bearing right at the fork.

General Information

Tenure: Freehold

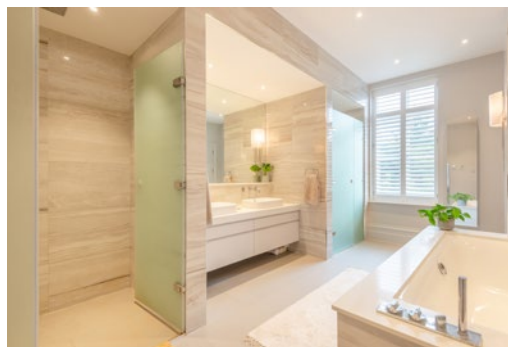
EPC: Rating D

Local Authority: Royal Borough of Windsor & Maidenhead – Tel. 01628 683800

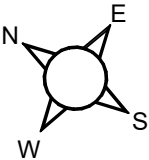
Council Tax: Band G

Services: Mains electricity, water and drainage. Underfloor heating.

Guide Price: £2,995,000



South Court, Ascot, Berkshire
Main House internal area 6,428 sq ft (597 sq m)
Garage internal area 635 sq ft (59 sq m)
Total internal area 7,063 sq ft (656 sq m)



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