

Glenmead  
Ascot, Berkshire



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& Parker

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7,208 sq ft (670 sq m) | Freehold  
5 reception rooms | Kitchen/dining room/orangery  
6 bedrooms | 7 bathrooms  
Self-contained annexe  
Double garage | Landscaped gardens

**Guide price £3,950,000**

**A magnificent family home, with ancillary accommodation, in a highly desirable Ascot location**

Upon entering, the grand reception hall sets a tone of immediate elegance with its sweeping curved staircase, featuring integrated step lighting and ornate balustrade. The light and sophisticated accommodation seamlessly combines modern, luxurious features, making it perfectly suited to both formal entertaining and relaxed family living. Designed with a discerning and busy household in mind, it meets all the requirements of modern day living through an effortless, practical and well-appointed layout. The heart of the home is the bespoke kitchen by Charles Rennie Mackintosh, fully equipped with a Falcon range and Miele appliances. This area flows in to stylish orangery, where bi-folding doors open directly onto the terrace and garden.

There are a number of reception rooms, highlighted by a spacious drawing room featuring a focal-point fireplace, a striking ceiling with integrated lighting, multi-aspect windows, and French doors to the terrace. The adjacent dining room also opens to the terrace and combined with the orangery/kitchen, creates a superb, fluid entertaining zone. Completing the ground floor are the versatile family room, the library with its own outside access, a useful utility/boot room, and two guest cloakrooms. There is also ancillary accommodation in the form of a self-contained annexe comprising a kitchenette, sitting room/bedroom, and shower room.

On the first floor, the sumptuous principal bedroom suite comprises a balcony overlooking the gardens, a dressing room and a luxurious en suite bathroom. There are three further en suite bedrooms on this level whilst the upper floor is arranged to provide two further en suite bedrooms, along with a versatile games room with access to a bathroom.



## Outside

Glenmead is set behind electrically operated wrought-iron gates that open onto a block-paved driveway, providing ample parking for several vehicles in addition to the double garage.

To the rear, a south-east facing garden features extensive paved terracing that spans the back of the house; direct access from the principal rooms creates a seamless indoor-outdoor flow, offering an ideal setting for al fresco entertaining and relaxation. The lawn framed by mature shrubs and established trees, providing a wonderful sense of natural privacy.

## Location

Monks Walk is a highly desirable and peaceful private road close to South Ascot and Sunninghill village. 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.

For leisure there are prestigious golf clubs in the area, including Wentworth, Sunningdale and The Berkshire and polo is available at Coworth Park, the Royal County of Berkshire Polo Club and Guards Polo Club. The leafy local countryside and Swinley Forest are good walking territory and include horse riding on Chobham Common and in Windsor Great Park. Excellent spa facilities are available at The Berystede, Pennyhill Park, Coworth Park, Wentworth and Foxhills.

For the commuter, rail links to London (Waterloo) are available from Sunningdale and Ascot and the property is well placed for the motorway network with the M3, M25 and M4 providing links to Central London, the West Country, Heathrow and Gatwick Airports.

The area is also fortunate to have some excellent schools including Wellington College, Eton College, Lambrook, Sunningdale School, Papplewick, Heathfield School, St. George's and St. Mary's Ascot. For international schooling, TASIS (The American School) and ACS (American Community School) are both situated in the area.

## General

Local authority: Royal Borough of Windsor & Maidenhead

Services: Mains electricity, gas, water and drainage

Council Tax: House - Band H, Annexe - A

EPC rating: TBC

Mobile Coverage/Broadband: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

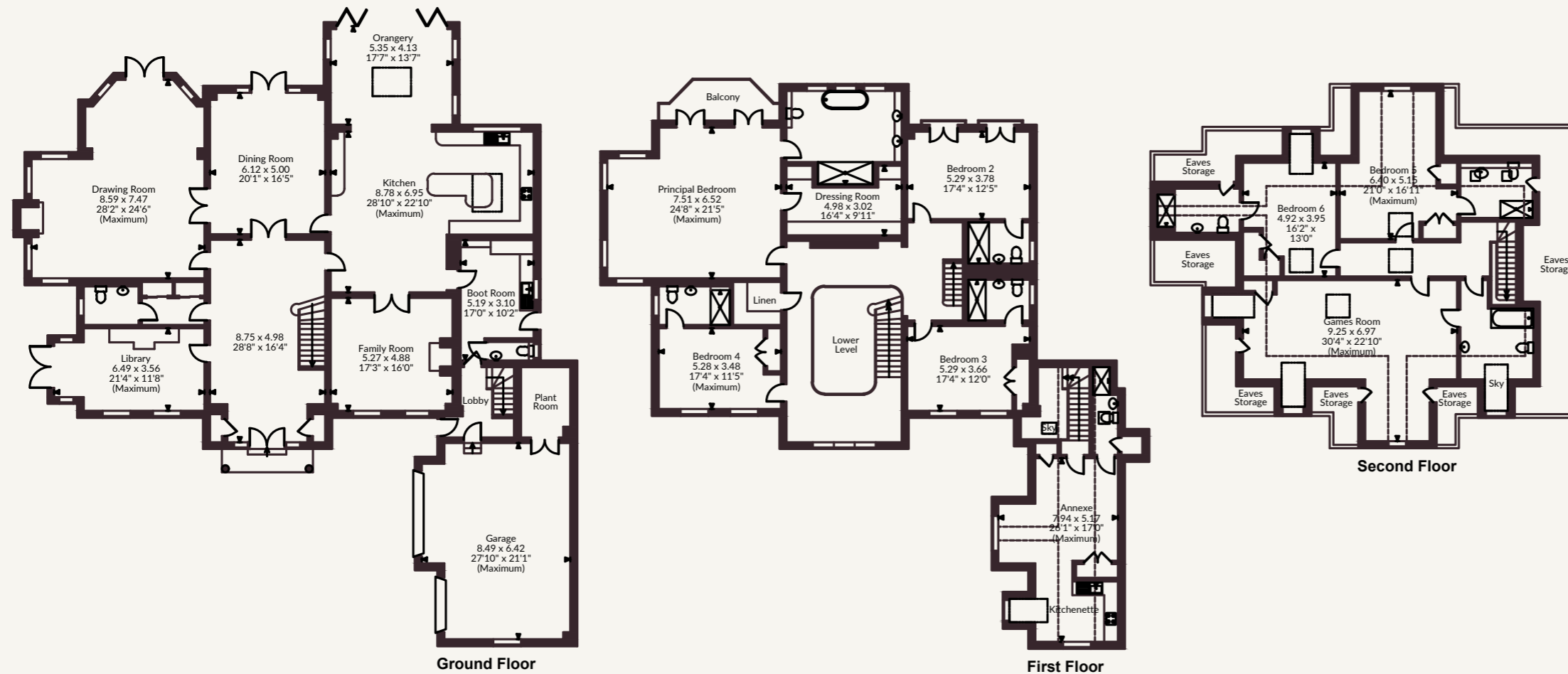
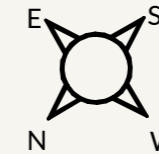


Glenmead Monks Walk, Ascot

Main House internal area 6,665 sq ft (619 sq m)

Garage internal area 543 sq ft (50 sq m)

Total internal area 7,208 sq ft (670 sq m)



**Strutt & Parker Ascot**

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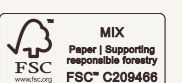
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

Denotes restricted head height

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