

Apartment A
Kings Ride House, Ascot, Berkshire



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A striking ground-floor apartment within a former royal hunting lodge, offering elegant, high-ceilinged interiors and a private terrace with views across expansive parkland

Built in 1803 as a royal hunting lodge by George III, Kings Ride House is an imposing period residence, distinguished by its elegant architecture and beautifully maintained communal grounds. Apartment A occupies a superb ground-floor position within this historical building, providing more than 2,300 sq ft of beautifully proportioned accommodation that successfully combines period character with contemporary comfort.

The accommodation has been thoughtfully arranged for both comfort and privacy. A welcoming reception hall, featuring elegant archways and integrated storage, connects the principal living spaces. At the heart of the home is a spacious kitchen/ breakfast room, featuring a striking coffered ceiling, an Aga, and sleek cabinetry. The expansive layout offers plenty of room for both a breakfast table and separate seating area, while the large bay window frames beautiful views over lawns and meadows beyond. The grand drawing room features a decorative plasterwork ceiling, an elegant fireplace, and parquet flooring. Boasting grand proportions and tall ceilings, the room also features a bay window with French doors opening out to a veranda, with tranquil views over the surrounding parkland.

The impressive principal bedroom suite incorporates French doors opening out to the veranda, a dressing room and an en suite bathroom. Bedroom 2 benefits from an en suite shower room.

Kings Ride is set within about 7 acres of communal grounds, approached via electronically operated gates opening onto a sweeping drive that leads to the parking area and separate garage block. Residents enjoy communal parkland, while Apartment A has its own private, plant-framed veranda. This sheltered space is perfect for outdoor dining and entertaining, offering uninterrupted views of manicured lawns and rolling meadows.

2,324 sq ft (216 sq m)

1 reception room

2 bedrooms | 2 bathrooms

South-facing veranda | Garage

7 acres of communal grounds

Share of freehold | Town location

Guide price £850,000



Location

Kings Ride House occupies an enviable position on the edge of Ascot, one of Berkshire’s most desirable locations, celebrated for its excellent amenities, green spaces and superb connectivity. Ascot provides a wide selection of shops, cafés, restaurants and everyday services, while nearby Sunningdale, Windsor and Virginia Water offer further leisure and retail opportunities.

The area is well regarded for its educational provision, with leading independent schools including St George’s School Ascot, St Mary’s School Ascot, LVS Ascot, Papplewick and Eton College, alongside respected state schools.

For commuters, Ascot station offers regular services to London Waterloo, with additional connections available from Sunningdale. The M3, M4 and M25 motorways are readily accessible, providing convenient links to London, Heathrow Airport and the wider motorway network.

The area also boasts outstanding sporting and recreational amenities, including horse racing at Ascot Racecourse, golf at Wentworth and polo at Guards Polo Club in Windsor Great Park.

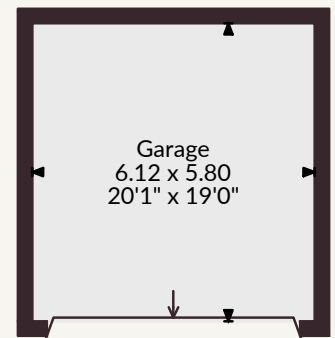
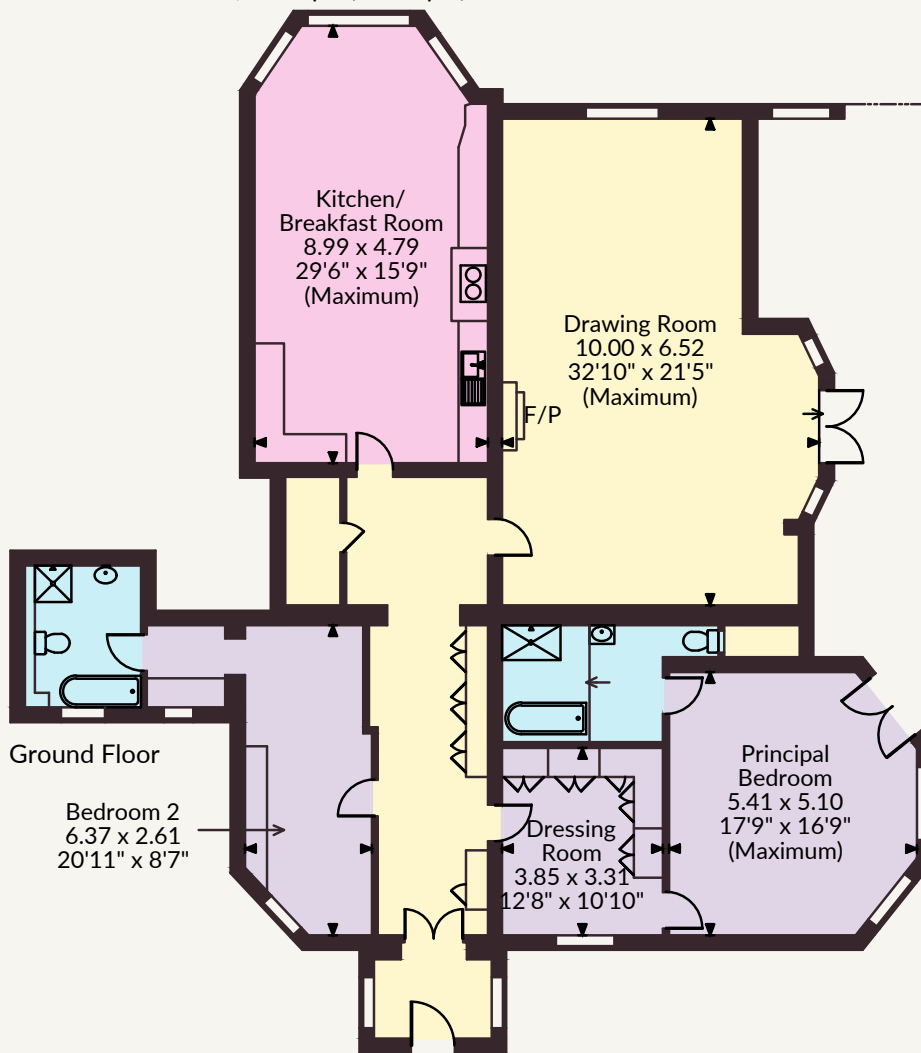
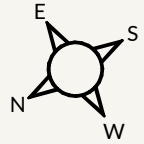
Postcode region: SL5

General

Local Authority: Bracknell Forest Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: TBC
Tenure: Share of freehold with lease: 999 years from 24/06/1997
Service Charge: £9,518 for y/e 2025 (which included payment for major external decorating works, to be commenced imminently)

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Kings Ride House, Prince Albert Drive, Ascot
 Main House internal area 2,324 sq ft (216 sq m)
 Garage internal area 382 sq ft (36 sq m)
 Total internal area 2,706 sq ft (251 sq m)



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