



# Cresta

Queens Hill Rise, Ascot, Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A sensational family residence, set within a secluded and private, secure gated setting

An exceptional family home, offering bright and versatile accommodation with the benefit of ancillary accommodation in the form of a self-contained annexe. Immaculately presented throughout, the interior delivers an artful fusion of classical elegance with flawless contemporary style, and conveys a sense of calm and tranquillity.



**6 RECEPTION ROOMS**



**6 BEDROOMS**



**6 BATHROOMS**



**AMPLE PARKING**



**LANDSCAPED GARDENS**



**FREEHOLD**



**ANNEXE**



**6,156 SQ FT**



**GUIDE PRICE  
£2,750,000**



### The property

The impressive reception hall, with its bifurcated staircase, opens out to many of the principal rooms including the beautifully appointed, fully integrated kitchen/breakfast room/orangery that is undeniably a central feature of the house. This room enjoys a southerly aspect, with a roof lantern and bi-folding doors opening out to the rear garden, admitting an abundance of natural light. There is an adjoining family room with a fireplace, whilst situated to the front of the house is an impressive study, for those seeking to work from home.

The spacious drawing room features a fireplace and three sets of double doors that open the room out to the garden, and combined with the formal dining room, also with a fireplace, provides superb excellent entertaining and relaxation space. The ground floor further comprises a 29 ft gymnasium/games room with a large roof lantern and bi-folding doors to the outside, a utility room, and two cloakrooms.

The self-contained annexe comprises a striking 34 ft reception room with a contemporary fireplace, vaulted ceiling and bi-folding doors out to a courtyard garden, a kitchen/dining room, and a bedroom with a dressing room and an en suite bathroom.

Upstairs, the accommodation is arranged around a galleried landing and provides a principal bedroom with an en suite dressing room and bathroom, along with four bedrooms, all en suite.





## Outside

Cresta is set behind mature shrubs and hedging that provide seclusion and privacy. There is ample parking for several vehicles to the front whilst to the rear, the beautifully landscaped garden includes an area of lawn, well-stocked flower and shrub beds, and a patio area that may be reached from the drawing room and kitchen/breakfast room/orangery and provides excellent space for outdoor dining and entertaining.

## Location

The property is situated in a private lane, within close proximity to Ascot High Street with its excellent range of shopping and leisure facilities and to Sunningdale and its Waitrose supermarket. Further more extensive facilities are available in the nearby towns of Windsor, Camberley, Guildford and Bracknell.

Road connections are excellent with easy access to both the M3 (J3) and the M25 (J13) and rail services to London (Waterloo) are available from Sunningdale and Ascot stations.

Leisure and sporting facilities in the area are varied and include golf at Sunningdale, Wentworth, Windlesham and Swinley Forest; horse racing at Ascot and Windsor, and horse riding on Chobham Common and in Windsor Great Park. Excellent spa facilities are available at Pennyhill Park, Coworth Park, MacDonald Berystede, Wentworth and Foxhills.

There is also highly-regarded schooling in both the state and independent sectors available in the vicinity.



## Distances

- M3 (Jct 3) 4.7 miles
- M13 (Jct 13) 7.6 miles
- M4 (Jct 6) 8 miles
- Ascot High Street 1 mile
- Sunningdale 2.4 miles
- Windsor 6.7 miles
- Heathrow Airport (T5) 10.4 miles
- Central London 28 miles

## Nearby Stations

- Ascot Station
- Sunningdale station
- Windsor & Eton Central station
- Windsor & Eton Riverside station

## Key Locations

- Ascot Racecourse
- Windsor Great Park
- Windsor Castle
- Windsor Racecourse

- Virginia Water Lake
- Savill Garden, Englefield Green
- Chobham Common
- Legoland, Winkfield
- Wentworth Golf Club

## Nearby Schools

- St. George's, Ascot
- The Marist, Ascot
- Papplewick, Ascot
- Charters, Sunningdale
- St. Mary's, Ascot
- Sunningdale School, Sunningdale
- LVS, Ascot
- Heathfield, Ascot
- Lambrook, Winkfield Row
- ASC International School, Egham
- TASIS, Thorpe
- Wellington College, Crowthorne
- Eton College, Eton





**Cresta**  
**Gross Internal Area (Approx.)** 4880 sq ft / 453.3 sq m  
**Annexe** 1276 sq ft / 118.5 sq m  
**Total** 6156 sq ft / 571.8 sq m



## Floorplans

House internal area 4,880 sq ft (453.3 sq m)  
 Annexe internal area 1,276 sq ft (118.5 sq m)  
 Total internal area 6,156 sq ft (571.8 sq m)  
 For identification purposes only.

## Directions

SL5 7DP  
 what3words: ///pouch.clues.clean

## General

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

**Services:** Mains electricity, gas, water and drainage

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

**Council Tax:** Band H

**EPC Rating:** C

## Ascot

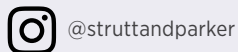
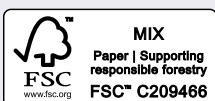
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