



New Mile House, Winkfield Road, Ascot, Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

New Mile House

Winkfield Road, Ascot, Berkshire SL5 7EX

A substantial period property overlooking Ascot Racecourse

M3 (J3) 5 miles, M25 (Jct 13) 7.6 miles, M4 (Jct 6) 7.8 miles, Ascot station 0.7 miles (London Waterloo 56 minutes), Windsor 6.5 miles, Heathrow Airport (T5) 10.6 miles, Central London 28.5 miles

Reception hall | Sitting room | Family room
Cinema room | Kitchen/breakfast room | Utility room | Cloakroom | Store room | Principal bedroom with en suite shower room | 4 Further bedrooms (1 en suite) | Family bathroom
Garage | Landscaped gardens | Arctic cabin
Off-road parking | EPC rating D

The property

A spacious portion of a country house, situated within striking distance of Ascot High Street and the world renowned Ascot Racecourse. Internally, the light and spacious accommodation is arranged over four floors and provides ideal space for both family living and entertaining. The house is rich in character features including fireplaces in many of the rooms, notably the ornate carved wooden fireplace in the dining room, high ceilings, stripped wooden floorboards and bay windows.

The principal ground floor rooms are arranged around a welcoming reception hall, including a sizeable sitting room, a family room, dining room and generously proportioned kitchen/breakfast room, fitted with a comprehensive range of units and integrated appliances. An adjacent utility room and a cloakroom complete the ground floor, whilst the lower ground floor is host to a cinema room and useful store room.

The first floor is arranged to provide a principal bedroom with an en suite shower room, two

further bedrooms and a family bathroom, whilst the upper floor comprises two additional bedrooms, one with an en suite shower room.

Outside

Set back from the road and reached via a private shared driveway, New Mile House is accessed via double electrically operated gates that open onto a spacious gravelled parking area, to the front of the house and garage. The enclosed landscaped garden is a delight and provides various areas for relaxation and al fresco dining, including a paved terrace to the rear of the house and a separate decked area with an Arctic Cabin, providing superb indoor entertaining space.

Location

New Mile House is conveniently located less than 500 metres from bustling Ascot High Street and its selection of shops catering for day-to-day needs. The nearby towns of Windsor, Camberley, Bracknell and Guildford offer a more extensive range of shopping, leisure and dining options.

The area is also fortunate to have some excellent schools, in both the state and independent sectors, notably Wellington College, Eton College, Papplewick, Heathfield School, St. George's and St. Mary's Ascot, to name a few.

For the commuter, rail services to London Waterloo and Reading are available from Ascot station, and there is easy access to the M3, M4 and M25 motorways. Heathrow Airport is also within easy reach, providing convenient access to international travel.

The region is renowned for its sporting and leisure facilities including golf at prestigious Wentworth, Sunningdale, The Berkshire and Swinley Forest golf clubs; horse racing at Ascot and Windsor; horse riding, cycling and walking in Windsor Great Park.





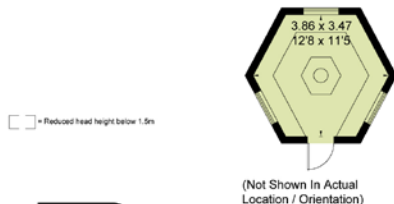
Approximate IPMS2 Floor Area = 303.5 sq m / 3267 sq ft (Including Garage)

Basement = 30.1 sq m / 324 sq ft

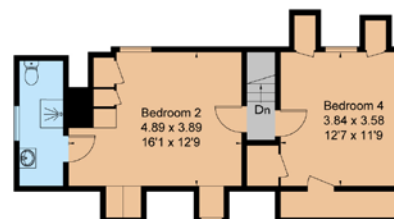
Outbuilding = 10.1 sq m / 109 sq ft

Limited Use Area = 0.3 sq m / 3 sq ft

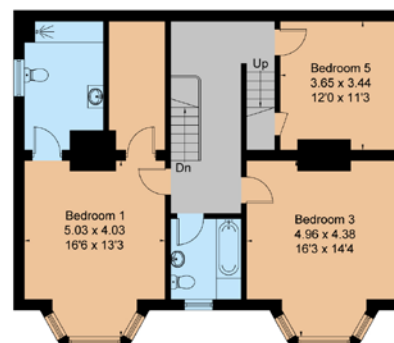
Total = 337.2 sq m / 3630 sq ft



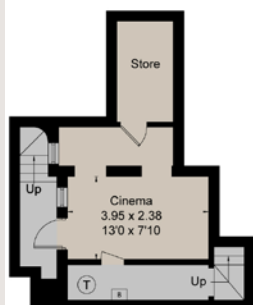
□ = Reduced head height below 1.5m



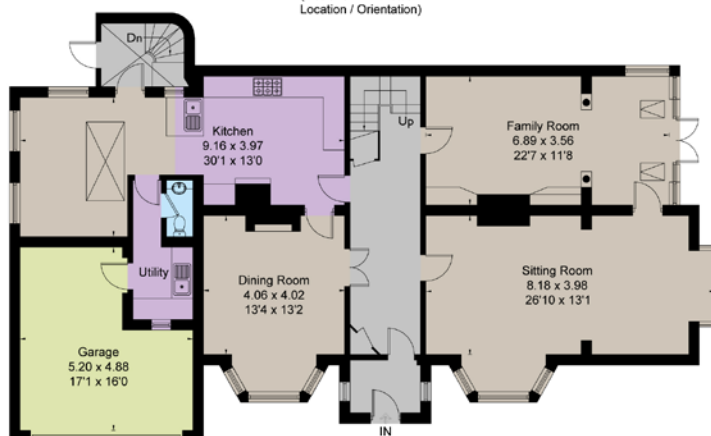
Second Floor



First Floor



Basement



Ground Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 231854

Directions

With Strutt & Parker's Ascot office on your left, proceed to the mini roundabout and take the first exit into Winkfield Road (A330). After about 150 metres, the entrance to New Mile House will be found on the right hand side.

General

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

Services: Mains electricity, gas, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,395,000

Ascot

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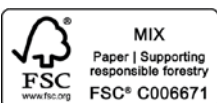
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