



FRIARY ROAD, ASCOT, BERKSHIRE, SL5
GUIDE PRICE £2,850,000

Winkworth



FRIARY ROAD, BERKSHIRE, SL5

Abbey Place is a stunning detached family home situated on one of Ascot's finest roads and offers a very bright, spacious and well-proportioned eight-bedroom house over three floors

Entering through the solid oak front door you are welcomed by the large double height reception hall and grand staircase.

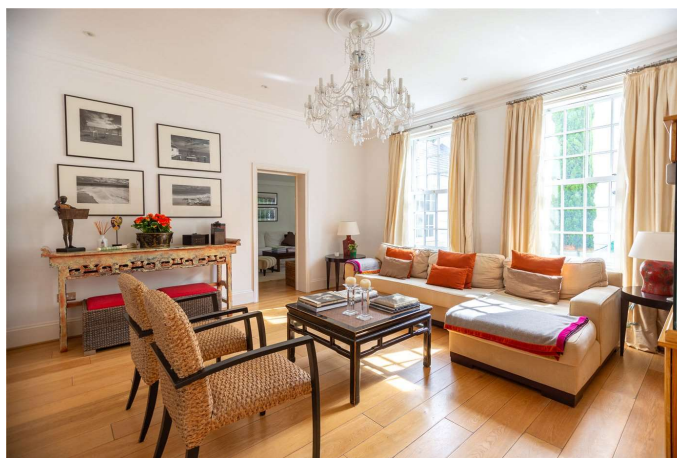
The entrance hall provides access to all the principle reception rooms including drawing room and dining room offering direct access onto the spacious terrace and rear gardens. The family room creates an elegant reception room and the ground floor further benefits from a home office and family day room.

The heart of this home is the wonderful bright and spacious kitchen / breakfast room with its high specification units, worktops and integrated appliances. The kitchen further benefits from a central island. Just off the kitchen is the utility room, pantry, cloakroom and integral access to the triple garage.

The first floor forms around a spacious galleried landing creating a wonderful sense of space and offers three bedroom suites including the master bedroom which consists of dressing room and luxurious bathroom and two further double bedrooms and family bathroom suite. The very adaptable top floor ideal for live in nanny consists of three bedrooms and two bathrooms. The top floor also offers excellent storage.

Above the garage is a large games room but is such a flexible space it could also be used as a work space or self-contained accommodation. Abbey Place is approached through electric gates across a large driveway creating ample parking for multiple cars leading to triple garage with electric door opening.

To the rear of the house there is a large terrace covering the width of the entire property, stunning garden with mature hedging and shrub borders creating total privacy from surrounding properties. Situated in a peaceful and private location in the south-eastern corner of the Royal Borough of Windsor and Maidenhead, Ascot is one of the most prestigious addresses in the country.





Friary Road, Ascot, SL5

Approximate Gross Internal Area = 633.2 sq m / 6816 sq ft
(Including Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) A		
(81-90) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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