



# Kennel Avenue

Ascot





A six bedroom, six bathroom detached family home with gated entrance, triple garage and a private west facing garden.









NOT TO SCALE

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Approximate Floor Area  
House 812.40 sq m - 8745 sq ft - (Excluding Voids )  
Garage 52.70 sq m - 567 sq ft  
Outbuildings 32.00 sq m - 344 sq ft  
Total 897.10 sq m - 9656 sq ft  
(Gross Internal Area )  
This plan is for illustration purposes only.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

On the ground floor is a grand entrance hall, formal lounge with open fire place, study with custom cabinetry, family room, dining room, kitchen with marble counter tops, Miele appliances and a further dining space.

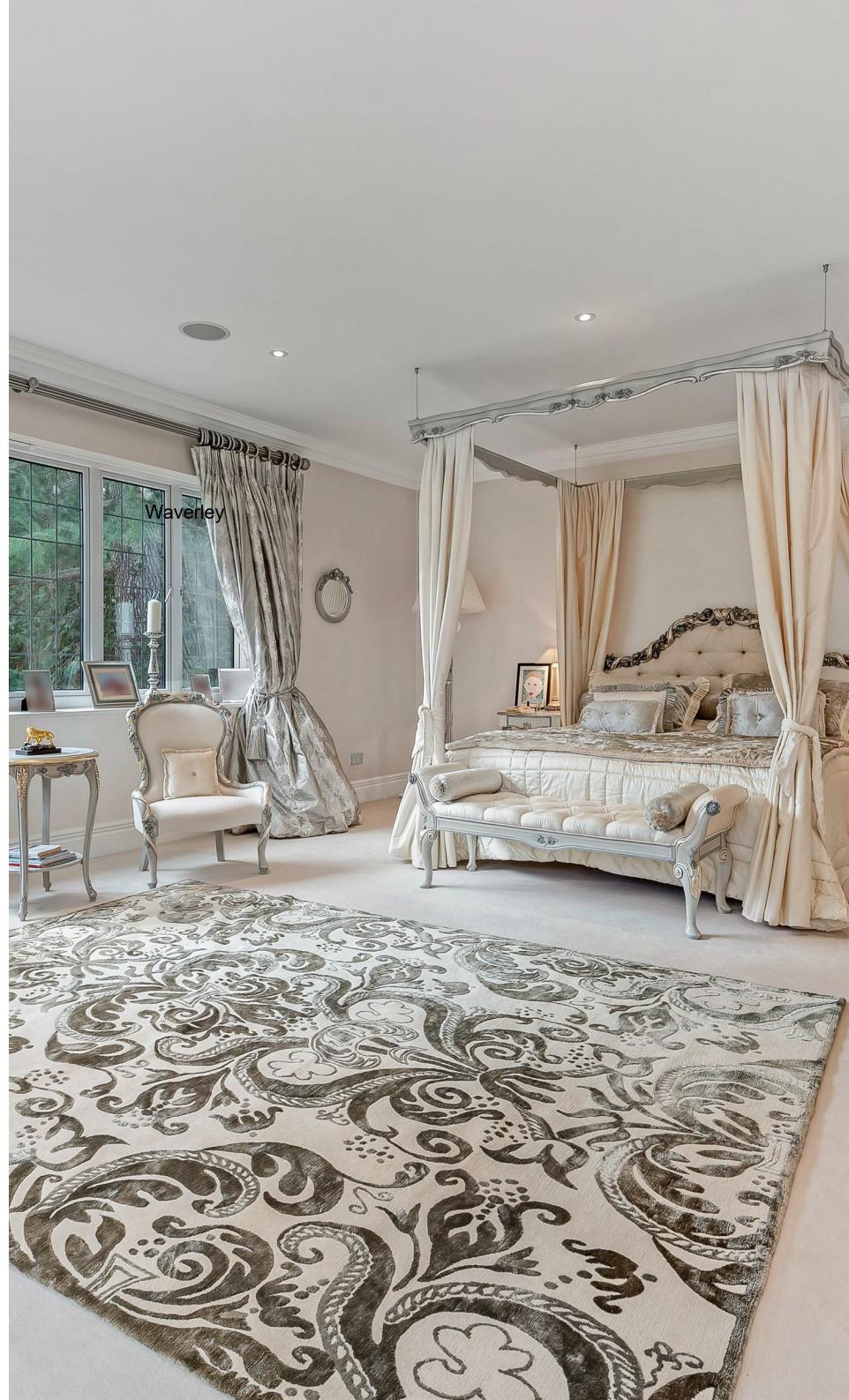
On the first floor is the main bedroom which has a walk-in wardrobe and large en suite that includes marble flooring, feature circular bath, separate shower and a steam room. This floor has three further bedroom suites.

On the second floor is a games room, cinema room, bathroom, double bedroom, utility room with laundry appliances and kitchenette and a further double bedroom with an en suite shower room.

Outside the property has a secure gated entrance, triple garage and a west facing garden with summer house and an outbuilding currently used as a gym.

Waverley is located on Kennel Avenue is located close to Ascot Racecourse. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport. Other than Ascot Racecourse, the house is close to the local shop, popular pubs, Queen Wood Golf & Country Club, Swinley Forest and Windsor Great Park. Other local places of interest include Coworth Park, The Lexicon, Sunningdale Golf Club, Wentworth Club and Windsor Castle. Nearby schools include Ascot Heath, Charters, Cheapside, and St Francis.

EPC rating C. Council Tax Band H.



- Six Double Bedrooms • Six Receptions • Six Bathrooms • Detached • Gated Entrance • Underfloor Heating • Category 5 Wiring • West Facing Garden • Walking Distance to Ascot High Street and Train Station • No Onward Chain



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