



CHATTERTON | REES



Hamilton House Larch Avenue, Ascot, SL5 0AP
Guide price £2,500,000





Hamilton House Larch Avenue

Ascot, SL5 0AP

- Five Bedrooms
- Three Receptions Rooms
- Home Office / Gym Space
- Gated
- Four Bathrooms
- Double Garage
- South West Facing Garden
- Built In 1990

Situated on one of the premier roads in Ascot, Hamilton House is a unique and characterful family home built in 1990, set over two floors with feature stone carvings, flagstone floors, exposed beams, open fireplaces set in beautifully peaceful southwest facing grounds, reportedly built with ancient timbers from Windsor Great Park.

The ground floor offers versatile living space with a well proportioned drawing room, an adjoining study, separate dining room and family room with high ceilings that all overlook the delightful southwest facing gardens to the rear. A fully integrated kitchen/breakfast room with a central island and walk in larder/pantry. There is also a study and linked to the house is a separate air conditioned office/gym with a studio above, a garden room and an outside gardeners w/c.

The first floor accommodation features a spacious triple aspect principal bedroom suite with dressing room and en-suite bathroom, four further bedrooms all with built in wardrobes, two bedrooms with en-suite bathrooms and two additional bedrooms with access to a Jack and Jill bathroom.

The property is set back behind electric gates leading a double garage with ample driveway parking. The southwest facing and level landscaped garden is a particular feature and is mainly laid to lawn with a paved terrace. In all the garden extends to approximately two thirds of an acre.

Hamilton House is situated on Larch Avenue with access to both Ascot and Sunninghill High streets. Nearby schools include Charters (Ofsted outstanding), Hall Grove, Lambrook, The Marist, Papplewick, St George's, St Mary's and Tasis American school in Egham with bus drop of and pick ups. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Ascot and Sunningdale has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

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Directions



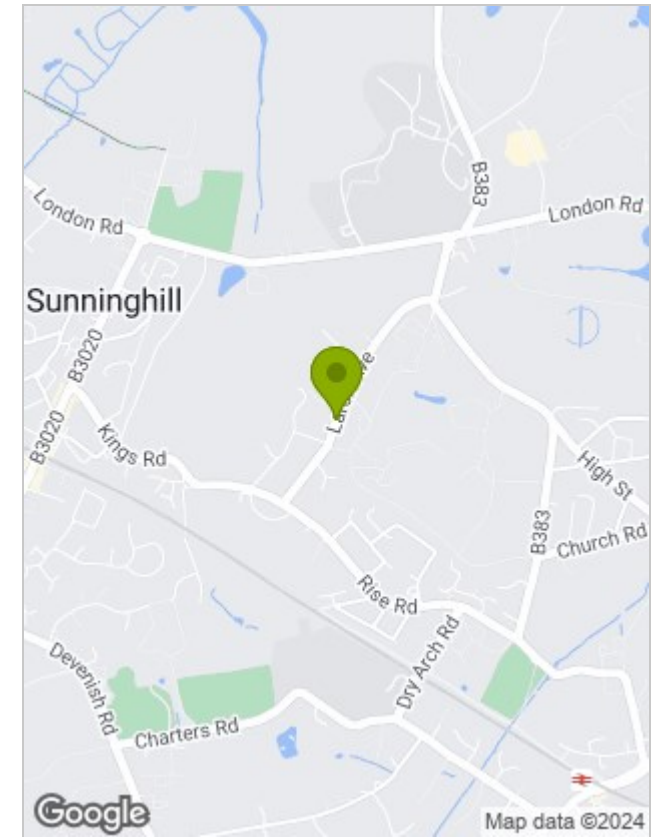


Floor Plans

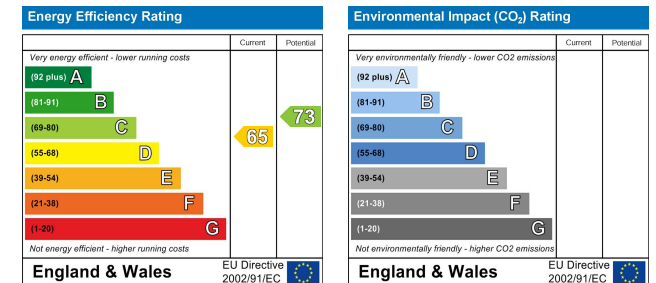
Approximate Area = 414.4 sq m / 4460 sq ft (Excluding Void)
 Garage = 40.2 sq m / 433 sq ft
 Outbuilding = 59.7 sq m / 643 sq ft
 Total = 514.3 sq m / 5536 sq ft
 Including Limited Use Area (25.5 sq m / 274 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Location Map



Energy Performance Graph



Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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