

Burghley House

Ascot, Berkshire



Burghley House, 43 Llanvair Drive, Ascot, Berkshire SL5 9LW

A very attractive and particularly well presented family home completed about 5 years ago. Generous and adaptable accommodation of around 7,500 sq ft laid out over 3 floors, including annex. Landscaped grounds of over 0.62 acres.

Mileages *(Distances are approximate)*

Ascot Station – 1.3 miles; Sunningdale Station & Waitrose – 3 miles; Ascot High Street – 1.6 miles; Windsor – 8 miles; Junction 3 of the M3 – 3 miles; Junction 6 of the M4 – 10 miles; Terminal 5 Heathrow – 12 miles; Central London – 33 miles

Accommodation

Reception hall, drawing room, dining room, study, kitchen/breakfast room, wine store, family room, laundry room, 2 cloakrooms. First floor with master suite incorporating sitting room, dressing room, bathroom and terrace, 3 further bedroom suites. Secondary staircase to secondary first floor with annex suite. Second floor with home cinema/games room, 6th bedroom and further bathroom. Integral double garage.



Description

Burghley House, built by Ashbourne Developments Ltd, is a very handsome, highly specified and beautifully presented family home with over 7,500 sq ft of accommodation designed over three floors. It is located in one of South Ascot's premier private roads within a secluded tree lined plot of approximately 0.624 acres. The house has been designed with great care and attention to detail, with elegant interiors and fittings from leading German and Italian designers. Such as Zucchetti, Porta-Romana, Kueco, Burgbad and Hansgrohe. The technology within the house features advanced systems from Control4 audio and sound, Rako lighting along with state of the art data cabling, pre wiring for sound throughout and a full alarm security system. The house also has a mechanical ventilation Heat Recovery system that operates in every room providing fresh air, humidity control, and removes dust & airborne allergens.

Upon entry there is a full height hallway with porcelain flooring and sweeping limestone staircase and limestone feature fireplace. Doors leading to a study, drawing room with limestone fireplace and doors to the gardens and a separate dining room. The kitchen is a wonderful open, bright space with porcelain flooring and two sets of bi-folding doors opening to the stunning gardens. A Nicholas Anthony kitchen has been fitted with feature island centrepiece with a range of Gaggenau state of the art appliances and double glass doors to a walnut wine room. The family room is located off the kitchen with French doors to outside. To the first floor is a stunning master bedroom suite with feature French limestone fireplace, and a sitting room with a balcony overlooking the landscaped gardens. A spacious dressing room and double doors to a luxury Carrara marble bathroom. There are a further three bedroom suites with a range of marble and limestone finishes and stairs leading to the second floor fifth bedroom with separate wet room and bathroom also with a marble finish. The cinema/games room is fitted with a full HD 3D projector, Blue-ray player, 5.1 Dolby digital surround sound and bar area. There is also a self-contained annexe above the garage including kitchen area and separate shower room.



Situation

LLanvair Drive is set just to the south of Ascot High Street and is a very desirable residential address. The High Street offers a good selection of local shopping facilities, coffee shops, restaurants and pubs and the world famous Ascot racecourse sits at one end. More extensive shopping centres can be found in Windsor and Camberley with large Waitrose supermarkets in both Sunningdale and Bagshot. Recreational pass times in the general area include some of the world's finest and most exclusive golf clubs such as Wentworth, Sunningdale, The Berkshire and Swinley Forest. There are a number of excellent health and tennis clubs, leisure centres, cinemas and theatres along with world class spa hotels and restaurants such as Coworth Park and Penny Hill. You could even try your hand at polo with both the Guards Club and the Royal County of Berkshire Club being nearby.

As far as schooling is concerned there is an excellent choice with Charters being a very sought after state option and very well regarded private schools such as St. Mary's, St. Georges, LVS Ascot, Hall Grove, The Marist, Wellington and Eton Colleges and the American Community School in Egham.

Local Authority

Royal Borough of Windsor & Maidenhead. Tel: 01628 621800

Services

Mains water, electricity, gas and drainage.

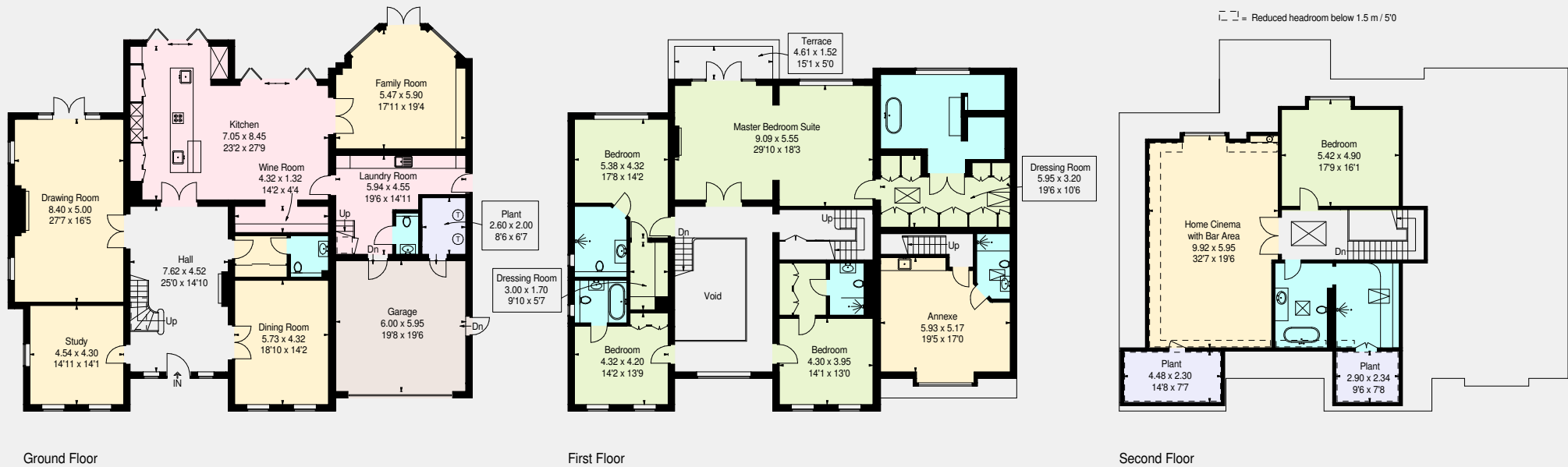
Council Tax

Band H. 2018/19 – £2,562.14



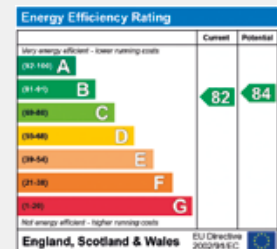
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Approximate gross internal area. Main house = 7,513 sq ft / 698 sq m (including Garage / excluding Void)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: UK House, 180 Oxford Street, London W1D 1NN





The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department
0207 493 8222
prime&countryhouse@hamptons-int.com

Sunningdale Sales
6 Broomhall Buildings
Chobham Road
Sunningdale
Berkshire SL5 0DU
01344 627555
sunningdale@hamptons-int.com

Hamptons International Head Office
UK House
180 Oxford Street
London W1D 1NN

[hamptons.co.uk](https://www.hamptons.co.uk)

