



Waverley Kennel Avenue, Ascot, SL5 7PB

Guide price £4,500,000



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# Waverley Kennel Avenue

Ascot, SL5 7PB

- A magnificent family home
- 6 reception rooms
- Gym
- Bordering Ascot racecourse
- Gated driveway
- 6 bedroom suites
- Cinema
- Triple garage
- Grounds of 0.62 of an acre

Waverley is an impressive family home set in attractive grounds on a prestigious residential road.

The house has a wonderful blend of formal and informal entertaining space throughout. The drawing room and formal dining room showcase the elegance of the house, whilst the kitchen/breakfast room and family room offer more relaxed living space. The office is a real highlight and stands out as one of the most impressive studies locally. On the first floor there is the luxurious principal bedroom suite with en suite bathroom and dressing room, three further bedroom suites with built in wardrobes and one with a dressing room and a further study. The versatile second floor consists of two further bedroom suites, utility room, games room and cinema room. The house is in excellent condition and offers modern facilities throughout.

Waverley is set in grounds of approximately 0.62 of an acres and approached via electric gates opening onto a gravel driveway offering generous parking and access to the triple detached garage and gym. The rear south west facing garden is mainly laid to lawn with a paved terrace all enclosed by mature trees and hedging providing colour and privacy. There is also a garden room/studio, with electricity and water.

Waverley is situated in a prestigious road within walking distance of approximately 500 feet to Ascot racecourse. Ascot High Street is approximately 1.3 miles and Ascot station providing services to London (Waterloo) approximately 1.6 miles. By road, Ascot is convenient for Heathrow Airport approximately 11.9 miles, M3 (junction 3) approximately 5.9 miles and M25 (junction 13) approximately 12.8 miles.





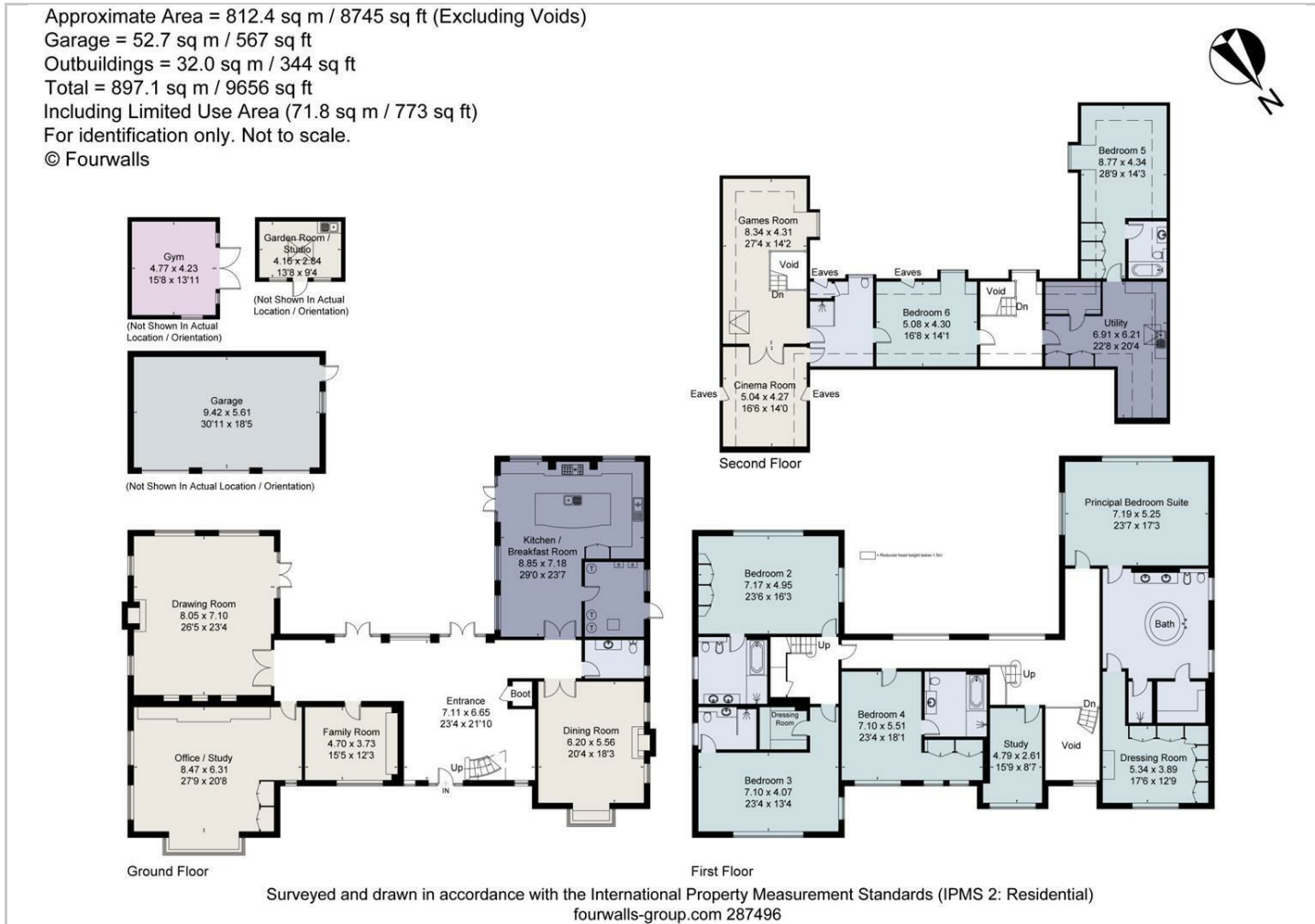
## Directions

From Ascot High street turn West towards Heatherwood hospital. At the roundabout take the 3rd exit onto the Windsor Road. Kennel Avenue is found on your left after about half a mile. Waverley is the second house on the left, with entrance gates set back from the avenue. SL5 7PB





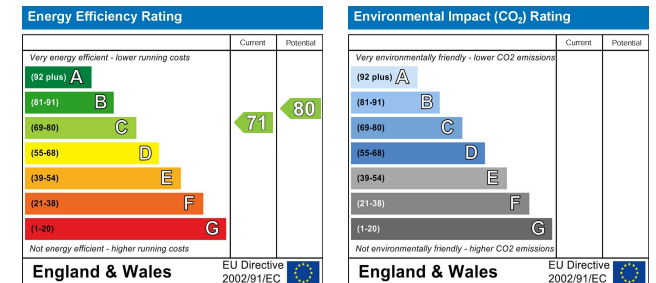
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Fisher & Partners Ltd Office on 01344 948866 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.