



HEATH END PLACE  
ASCOT

BUCKINGHAMSHIRE





# Heath End Place

Windsor Road • Ascot • Berks • SL5 7LQ

£3,500,000 Freehold

An exceptional residence of unique design providing outstanding living & entertaining space over three storeys, enjoying a mature plot approaching three quarters of an acre on a private drive.

- STUNNING HOME OF UNIQUE DESIGN
- MOST IMPRESSIVE RECEPTION ROOMS
- SOUTHERLY FACING GARDEN, 0.71 ACRE PLOT
- LONDON WATERLOO FROM 55 MINUTES
- SIX DOUBLE BEDROOM SUITES, STUDIO ANNEXE
- PRIVATE LANE, GATED DRIVEWAY TO TRIPLE GARAGE
- SHORT DRIVE TO ASCOT HIGH ST & RAIL STATION
- COUNCIL TAX BAND H, ALL MAIN SERVICES

GRAND RECEPTION HALL • CLOAKROOM • DRAWING ROOM • DINING ROOM • STUDY • KITCHEN/ BREAKFAST/FAMILY ROOM • UTILITY ROOM • MASTER BEDROOM SUITE WITH DRESSING ROOM AND BATH & SHOWER ROOM • FIVE FURTHER DOUBLE BEDROOM SUITES • LAUNDRY ROOM • GAMES ROOM • MEDIA ROOM/GYM • GATED DRIVEWAY TO TRIPLE GARAGE WITH STUDIO ANNEXE OVER • PRIVATE GARDENS

## Description

Heath End Place was constructed in 2017 to an excellent standard throughout including concrete floors to all three storeys with underfloor central heating via air source heat pumps, air conditioning to all bedrooms & a Control 4 Home Automation System.

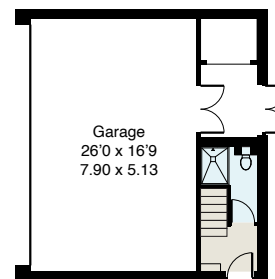
The property provides very well designed accommodation including a grand drawing room measuring 36'6" x 18', an outstanding kitchen/breakfast/family room of the same dimensions, an excellent master bedroom suite and five further double bedrooms all with en suite bath/shower rooms plus a games room & media room/gym to the top floor; the detached triple garage, with workshop/store to the rear has a Studio/Annexe with shower room, providing extra adaptability for varying family/staff needs.

The plot measures 0.71 acres in total and the majority of the garden is of a bright, Southerly aspect & the location very secluded, being tucked away at the end of a small private drive yet within easy reach of Ascot High Street and rail station.

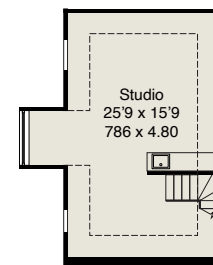
## Directions

From Ascot rail station turn left onto Station Hill and at the mini roundabout junction with Ascot High Street at the top of the hill turn left, passing Ascot Racecourse to the right. At the next roundabout take the last exit onto Windsor Road and take the second exit at the next roundabout to continue on Windsor Road, with the racecourse to the right hand side; after passing the left turn for Kennel Avenue, turn left into a private lane. The gated entrance to Heath End Place will be found at the far end of the lane on the right.

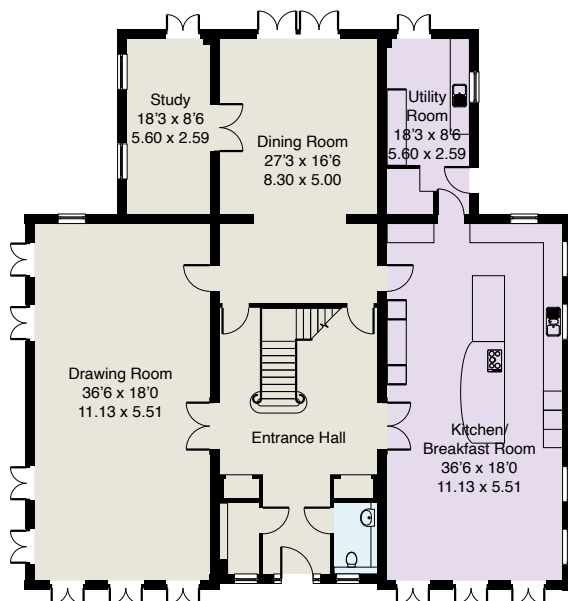
**Approximate Gross Internal Floor Area :**  
House 652 sq m / 7018 sq ft  
Garage 83 sq m / 893 sq ft  
**Total 735 sq m / 7911 sq ft**



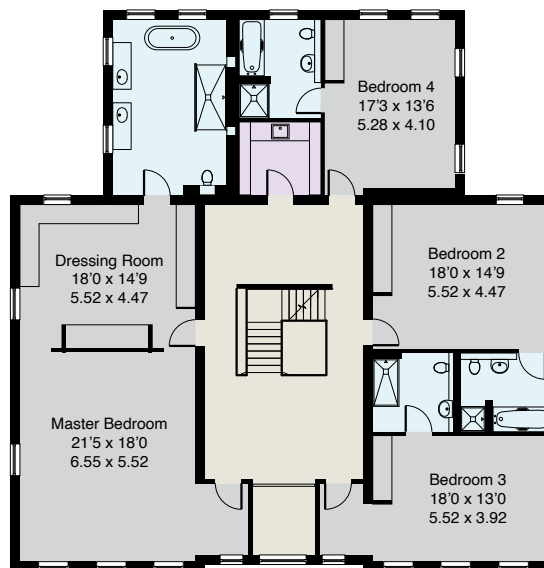
Ground Floor



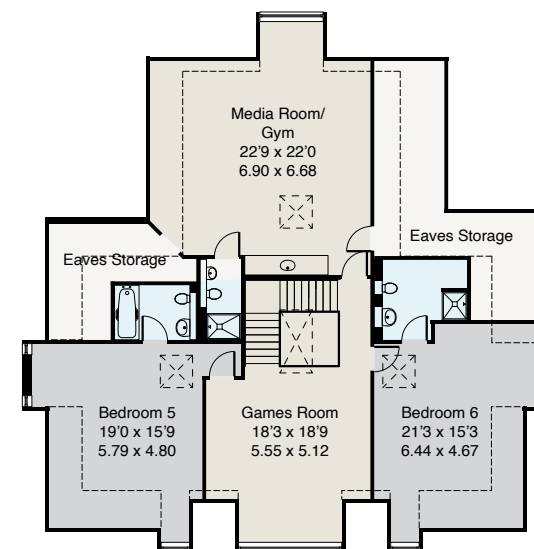
First Floor



Ground Floor



First Floor



First Floor



EPC- B88.  
COUNCIL TAX BAND H  
ALL MAIN SERVICES.

**Important Notice**

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: HEHB011905251 HPI ©2025 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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