



CHEWTON ROSE

SELLING GREAT BRITISH HOMES.

SMART THINKING
KENNEL RIDE, ASCOT





Kennel Ride Ascot

PROPERTY

Recently built, contemporary, high specification home

KEY FEATURES

- Highly energy efficient EPC A-rated home
- Integrated solar panels
- Control4 home entertainment system
- Music and surround sound controllable by portable device, such as iPhone
- 10 year building warranty from new
- Limestone window surrounds
- Triple glazing
- Indian sandstone terrace
- Charters School catchment
- Close to world famous racecourse
- No onward chain

ACCOMMODATION

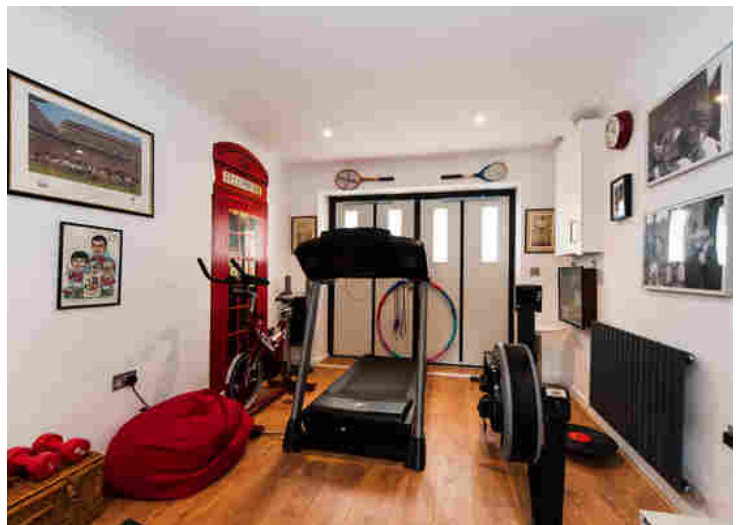
- Entrance hall
- Cloakroom
- Sitting room with contemporary wood burning stove
- Kitchen/breakfast/family room with island and roof light
- Fitted kitchen with integrated appliances
- Utility room
- Garage currently used as gym
- Four bedrooms
- Two bathrooms

THE GROUNDS

- To the front is a resin bonded driveway, which leads to the garage (currently used as gym)
- To the rear is a recently landscaped, westerly facing garden with Indian sandstone terrace, which is ideal for entertaining or al fresco dining, plus a brick built barbecue
- There are three separate sheds for storage, plus a covered bike store and a log store



"IT IS A HIGHLY ENERGY EFFICIENT EPC A-RATED HOME, WHICH WAS DEEMED TO BE ALMOST ZERO CARBON."



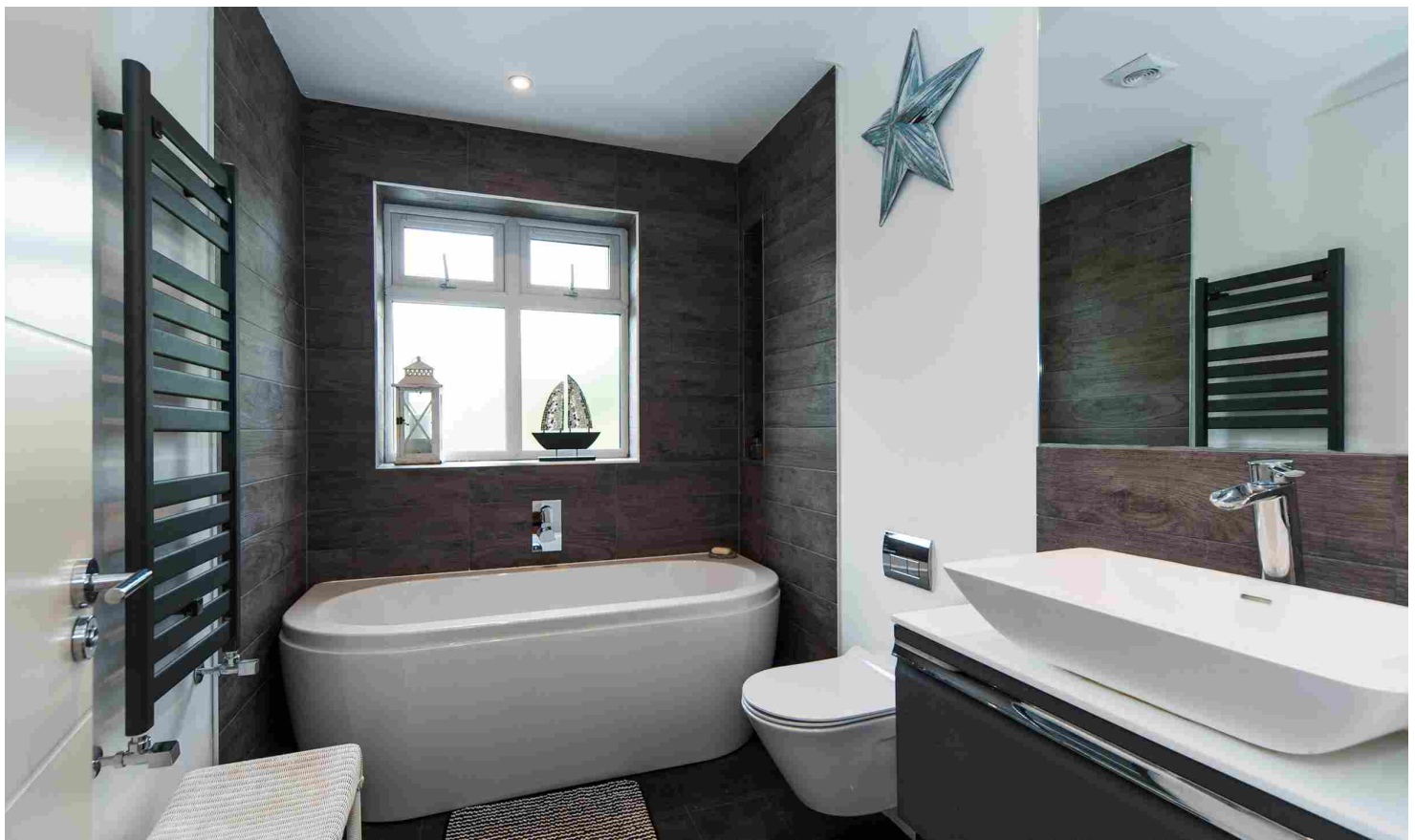




"THE KITCHEN IS FULLY FITTED KITCHEN, WITH A RANGE STYLE COOKER, HOBS, OVENS, DISHWASHER AND AN INTEGRATED MICROWAVE. THERE IS ALSO A FULL HEIGHT FRIDGE AND FREEZER."

INTERIOR STYLE





THE HOUSE ON KENNEL RIDE HAS BEEN BUILT TO A HIGH SPECIFICATION, WITH THE LATEST CUTTING EDGE TECHNOLOGY AND EXCEPTIONAL ENERGY EFFICIENCY

The property has been built to the highest specification and includes a range of high tech and green features that make it ideal for 21st century family living, says the agent marketing it. "This very contemporary home was only completed last November and was finished to a very high standard," he says. "It is a highly energy efficient EPC A-rated home, which was deemed to be almost Zero Carbon. It has integrated solar panels and it also has a Control4 home entertainment system, with music, surround sound and heating controllable by a touch screen control in the kitchen or a portable device such as an iPhone. Furthermore, Cat 6 cabling throughout offers data and television points to each room, which are all hardwired to a central rack." He adds: "This is a house where everything functions smoothly and there is no need to see unsightly Sky boxes, amplifiers, routers or DVD players, as they are all hidden away in the efficient IT cupboard in the utility room."

INTERIOR STYLE

The property has been designed to offer good modern living space, together with four bedrooms and two bathrooms upstairs. It has a bright interior, with rooms that have been tastefully decorated in contemporary shades of light stone and off white. "The house has been given a modern staircase; sleek four panel internal doors, with chrome ironmongery; brushed chrome light switches and sockets, as well as low energy downlighters throughout," he says. "This is a stylish house, with wooden floor coverings to the ground floor and bedroom one, while the stairway, landing and bedrooms two and four have light carpeting."

BEAUTIFUL KITCHEN

Visitors enter into a reception hall, where there is a cloakroom and there are double doors into the main drawing room to the right. "This is an elegant space, with plenty of room for comfortable seating; there are integral shutters and impressive sliding doors, as well as a contemporary wood burning stove in a feature fireplace, which makes it

a super winter room for watching television and relaxing in." The hall also leads into the sleek kitchen, which in turn opens up into the dining room. "The kitchen is a fully fitted, with a gas range style cooker, hobs, ovens, dishwasher and integrated microwave. There is also a full height fridge and freezer," he says. "There is an island breakfast bar, for casual dining and then the room opens up into a dining or family area, with a roof light, feature window and sliding doors."

FLEXIBLE HOME

The kitchen leads into the utility room, where there is another sink and an integrated washing machine and separate dryer. This opens into another reception room, which could be a second sitting room or playroom, but is currently arranged as a gym. "This was originally designed to be the garage so could be used for that purpose if that suited new owners better," he adds. "There is underfloor heating throughout the other rooms on the ground floor." Upstairs, the four bedrooms all have fitted wardrobes. The master bedroom is especially large and enjoys a stylish en suite bathroom: "Each of the bathrooms has a separate shower and bath, which is unusual in most modern houses these days. There are contemporary radiators in the bedrooms and bathrooms."

SUMMER EVENINGS

The property is designed to be ideal for entertaining as well as family living, he explains. "The Control4 entertainment and home entertainment system offers multi room, individually zoned music to the main rooms and discreet ceiling mounted speakers to the family room and kitchen," he says. "The doors from the dining area open on to the large Indian sandstone terrace, where it is lovely to sit on summer evenings; there is a bespoke brick built barbecue area and a nice stretch of lawn."

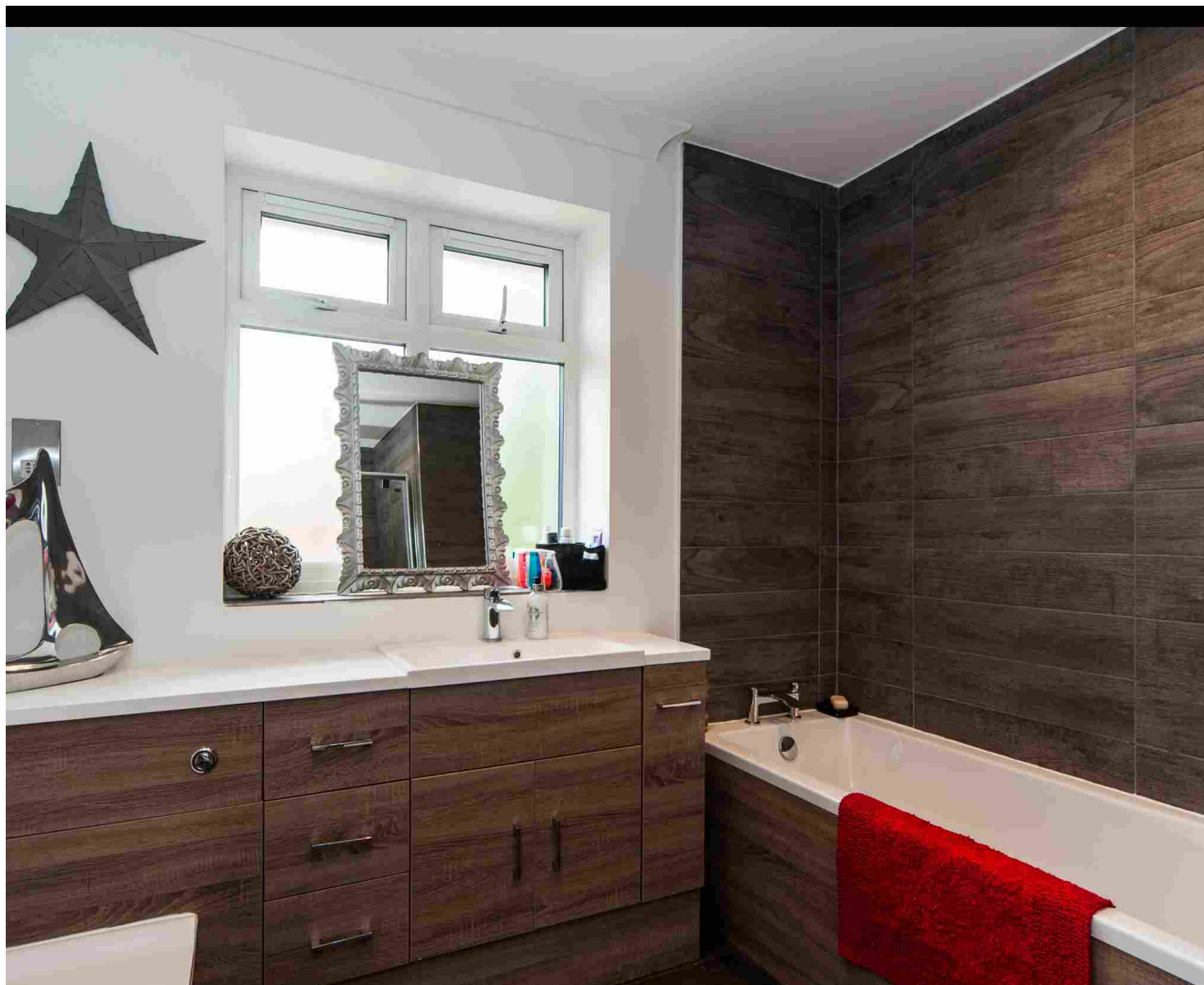
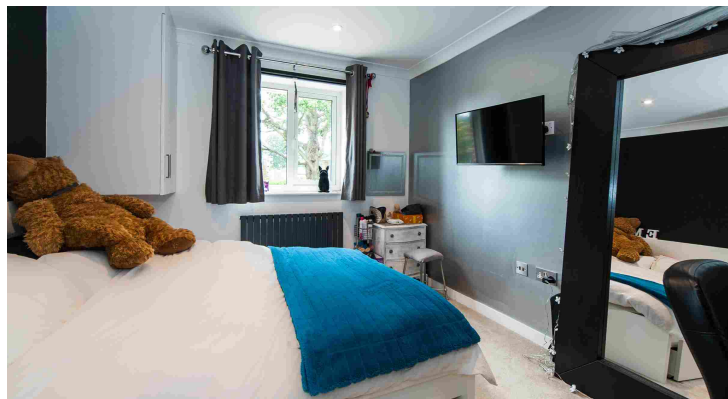
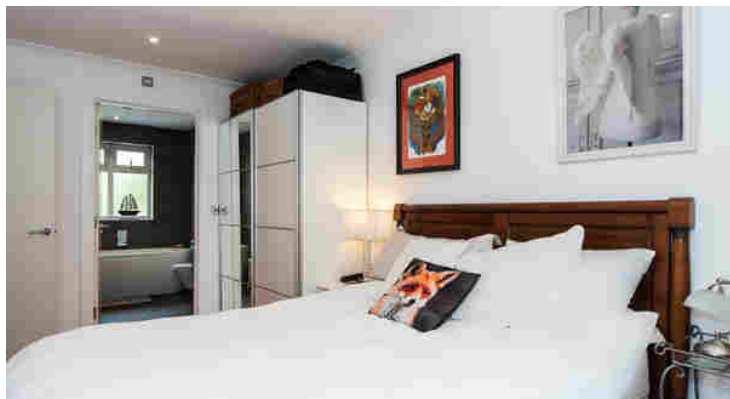
EXCELLENT LOCATION

Kenel Ride is well located for shops, schools, leisure facilities and good schools, says the agent. "Some of the finest golf clubs in the world are within easy reach, along with a selection of health, leisure and tennis clubs, horse-racing at nearby Ascot Racecourse and beautiful country walks in Windsor Great Park. The schooling is exceptional, with many renowned private schools and state schools," he says. "This smart and environmentally friendly house is in a great area and is ready and waiting to be enjoyed by its next owners."

SETTING THE SCENE

To the front of the house is a resin bonded driveway, which leads to the garage, which is currently used as a gym.

At the back, the house opens on to a recently landscaped, west facing garden, with Indian sandstone terrace, which is ideal for entertaining or al fresco dining, plus a brick built barbecue. There are three separate sheds for storage, together with a covered bike store and a log store.



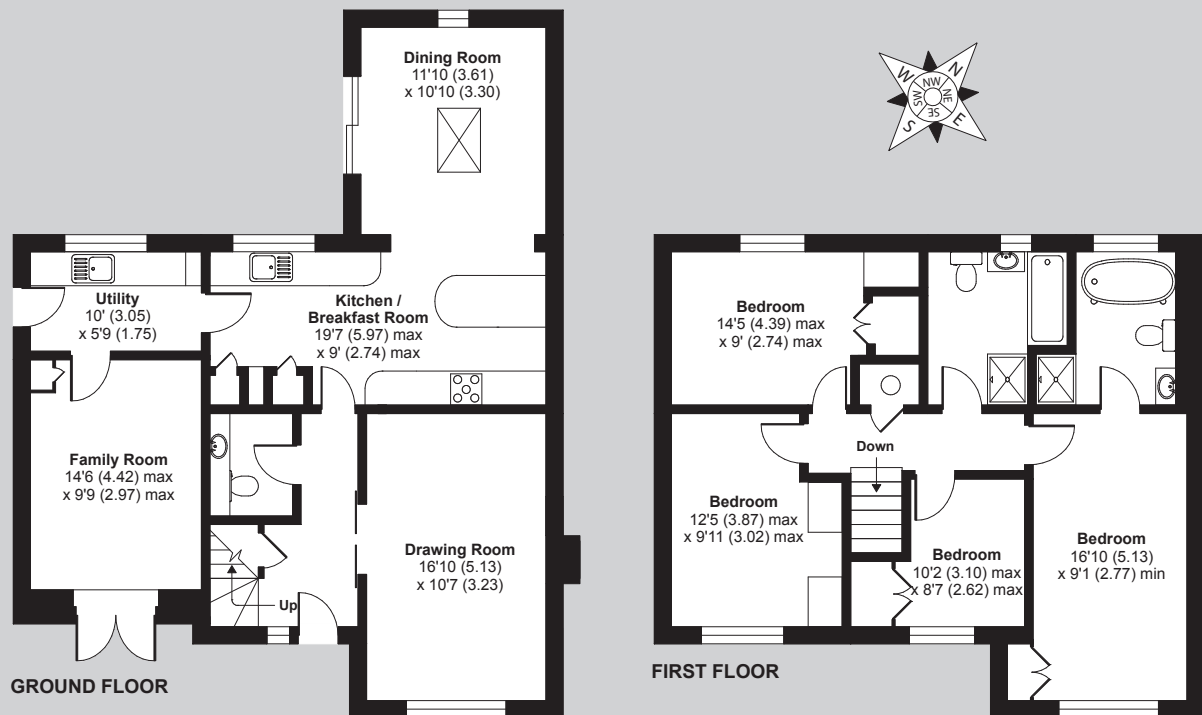
WITHIN EASY REACH

Close to Ascot Racecourse and High Street. Ascot 1 mile, Windsor 8.5 miles, M4 10 miles, Heathrow Airport 14 miles, central London 30 miles (distances approximate).

WHAT'S NEARBY

Recreational facilities in the area are very well catered for and include some of the finest golf clubs in the world, along with a selection of health, leisure and tennis clubs, horse racing at nearby Ascot Racecourse, beautiful country walks in Windsor Great Park and you could even try your hand at polo with the Royal County of Berkshire Polo Club or Guards Club, both of which are nearby.

The local schooling is exceptional with many renowned private schools including Hall Grove, Woodcote, Papplewick, Sunningdale, St. Mary's, Heathfield, Hurst Lodge, St. George's, Coworth Park and The Marist together with Charters Sports College. In addition there is the American Community School and TASIS.



Kennel Ride, Ascot, SL5 7NW

APPROX. GROSS INTERNAL FLOOR AREA 1536 SQ FT 142.6 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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"THE DOORS FROM THE DINING AREA OPEN ON TO THE LARGE INDIAN SANDSTONE TERRACE, WHERE IT IS LOVELY TO SIT ON SUMMER EVENINGS."



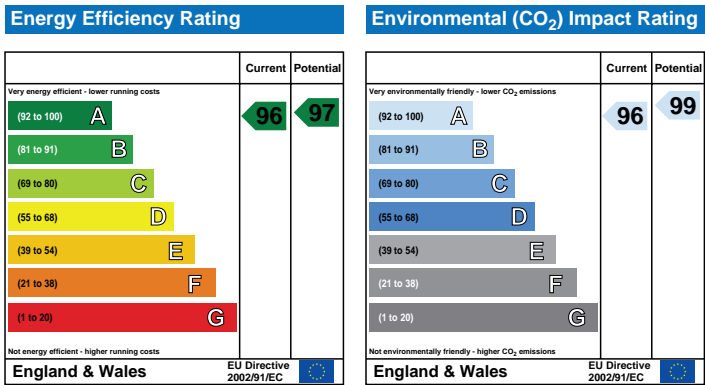
HOW TO GET THERE

From our offices in Ascot High Street, turn right and at the mini roundabout proceed over. At the Heatherwood Hospital roundabout take the third turning towards Windsor and straight over the following roundabout. Turn left onto Kennel Avenue and follow the road until it meets Kennel Ride. Turn right onto Kennel Ride and the property can be found halfway down on the left hand side.

SAT NAV

For those with satellite navigation the postcode is: **SL5 7NW**

ENERGY GRAPH



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

TO VIEW THIS PROPERTY

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CHEWTONROSE.CO.UK

ADDITIONAL INFORMATION

Chewton Rose Limited. Registered in England & Wales Number 08525285 Registered office: 40 Pall Mall, London, SW1Y 5JG

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