

# Willow Cottage



Earleydene, Ascot  
Berkshire, SL5 9JY

51° 23' 11" N , 000° 39' 59" W  
[what3words//sofa.pints.under](https://what3words.com/sofa.pints.under)

THE  
COUNTRY  
HOUSE  
DEPT.



## ABOUT THIS HOUSE



**W**illow Cottage is an enchanting and characterful home of substantial proportions, situated in one of Ascot's premium private roads. In recent years the property has been extended and completely renovated by the current owners. The result is a stylish home which is beautifully presented and provides a high degree of flexibility as to how the accommodation can be used. The whole feel of the property is one of sleek modern style, balanced with the character of an older home and filled with vast quantities of natural light. All of the reception rooms to the rear of the property open up on to the south facing garden and large terrace, with bi-fold doors, which accentuate the relaxed nature of bringing the outside space in.







## ABOUT THIS HOUSE



The bespoke Anthony Mullen kitchen is a highlight, complete with Miele appliances and a Mercury Range cooker. All of the bedrooms are well proportioned and of particular note is the master bedroom suite, which also has bi-fold doors and a Juliet balcony overlooking the beautiful and mature gardens beneath.

The gardens have been expertly designed and provide a high level of privacy and seclusion. There are attractively decked areas, pathways shaded by timber pergolas, specimen plants and shrubs. A superb heated swimming pool with electric cover, sits attractively at the bottom of the garden and is framed by the newly built Lodge, giving this area a tranquil holiday feeling.













## THE FINER DETAILS



6 bedrooms  
5 bath/shower rooms  
5 reception rooms  
2 bed Lodge with gym complex  
About 1.06 acres

### AGENTS NOTES

Since the photographs were taken, a fence has been erected between the house and the lodge to allow for easier management.

The entire property is being offered for sale.





## THE FINER DETAILS



### SERVICES

Mains gas, water, electricity and drainage  
Fibre broadband  
Underfloor heating in the Lodge  
Electric car charger

### EPC

C

### COUNCIL TAX

Band H

### LOCAL AUTHORITY

Royal Borough of Windsor and Maidenhead





## THE LODGE

The recently completed Lodge is a beautiful single storey, timber clad building of over 3,000 sq ft, which includes two bedroomed en suite accommodation, a substantial entertaining space complete with kitchen with bi-fold doors that overlook the swimming pool, a gym with sauna, a car port and a feature garage complete with glazed viewing area and underfloor heating. The Lodge provides a versatile space to use for entertaining or as additional accommodation. It is served by its own boiler and has underfloor heating throughout.







## ABOUT THIS AREA

**E**arleydene is one of the very best private roads in Ascot, offering peace and tranquillity, yet only moments from the attractive Ascot High Street. Ascot, Sunningdale, Windsor and the surrounding towns are known for their wide

selection of shops, boutiques, bars, traditional country public houses and restaurants including Coworth Park in Ascot as well as the Roux's Waterside Inn and Heston Blumenthal's Fat Duck in Bray.

There are a number of prestigious leisure facilities in the area including golf at Wentworth, Sunningdale and The Berkshire, polo at the Royal Berkshire and Guards Polo Club, horse racing at Ascot and rowing at Henley. There are a number of excellent schools in the area, both state and private.

### TOWNS & TRAIN STATIONS

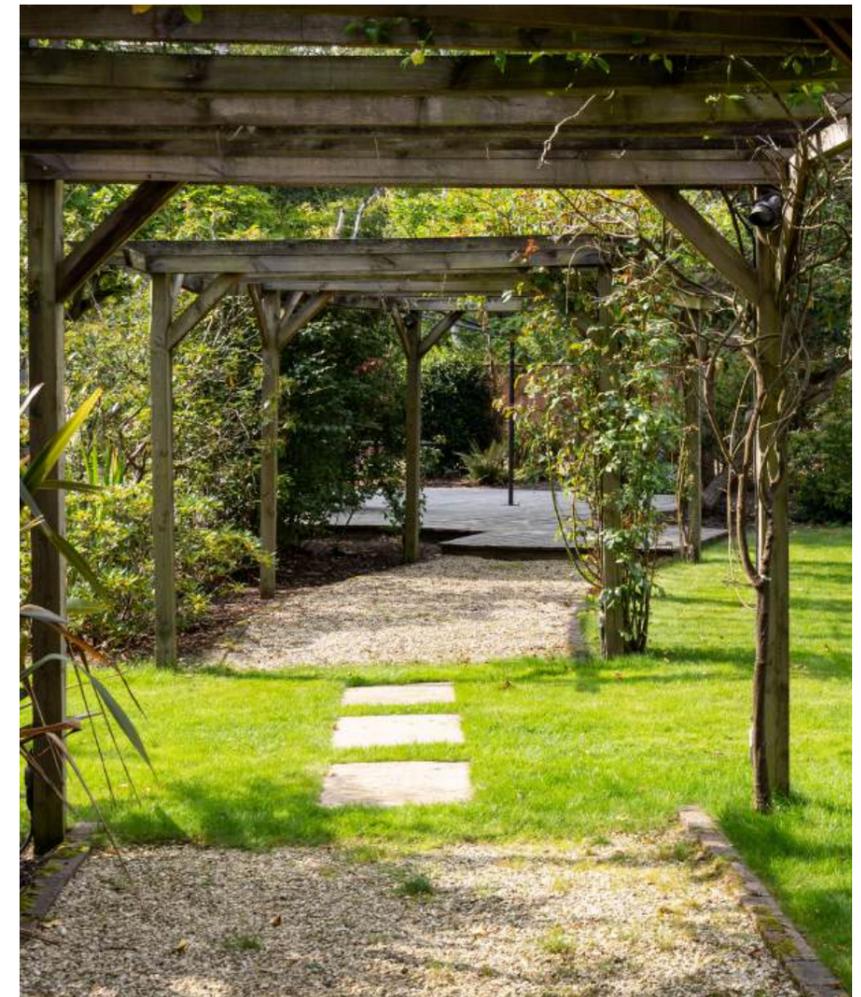
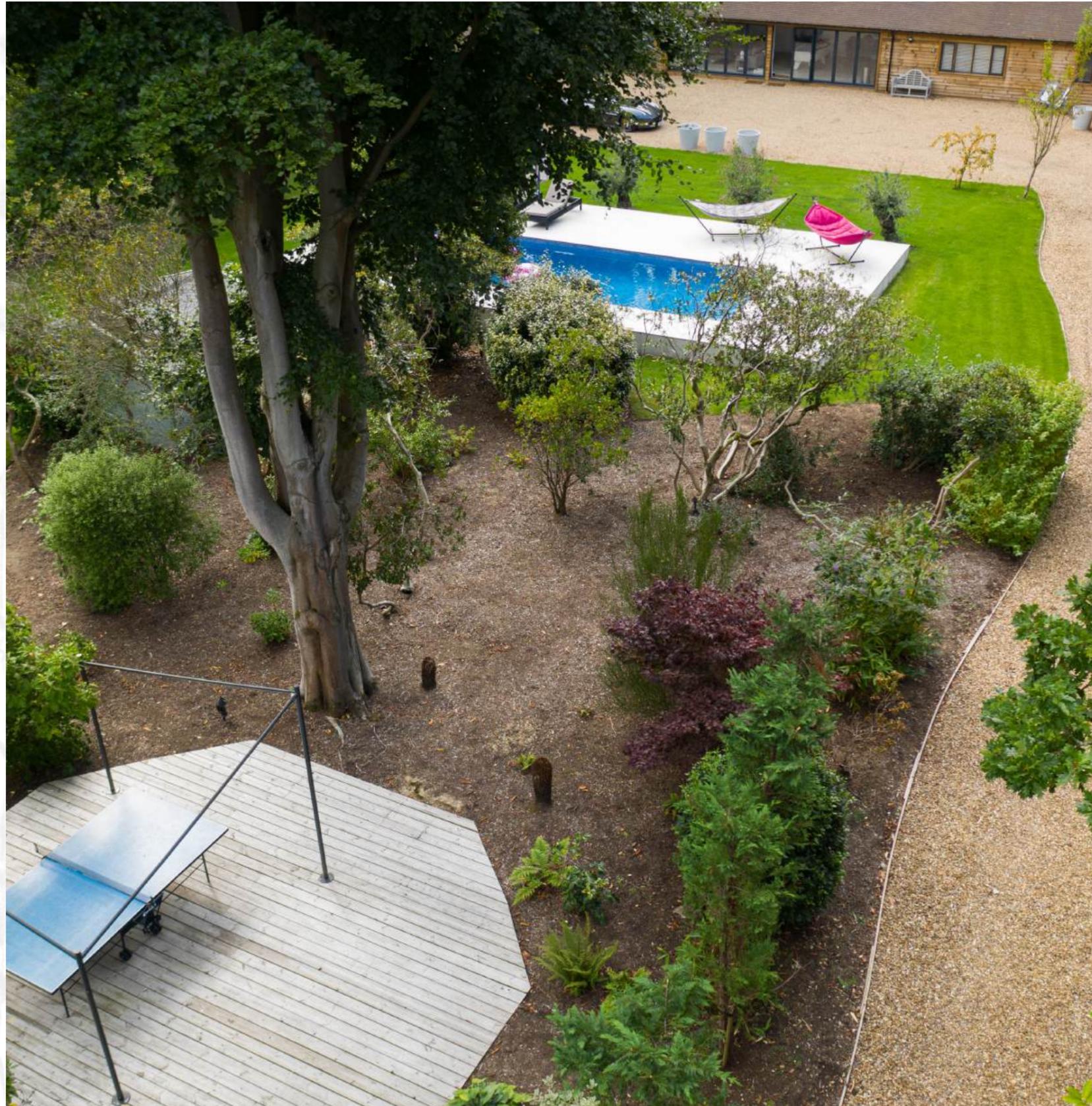
Ascot High Street 2.4 miles  
Windsor 7.5 miles  
Central London 25 miles  
Ascot Railway Station 2 miles  
London Waterloo from 54 mins  
Heathrow Airport 16 miles

### LOCAL

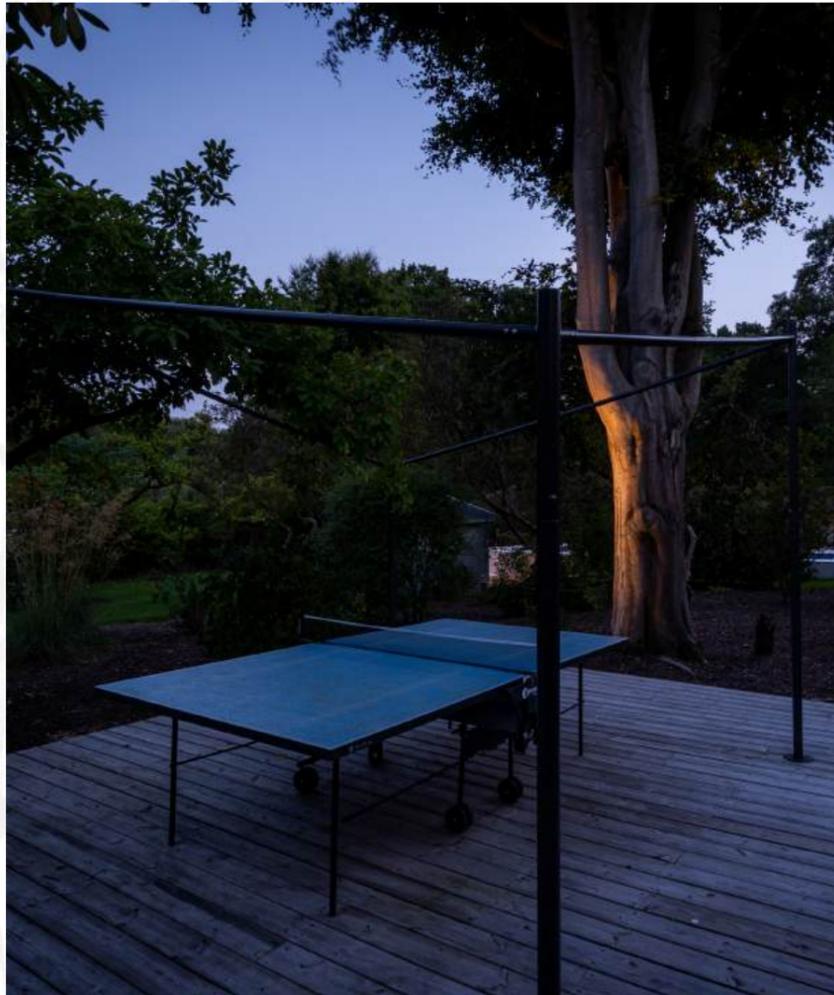
Coworth Park  
The Carpenters Arms  
The Wentworth Club





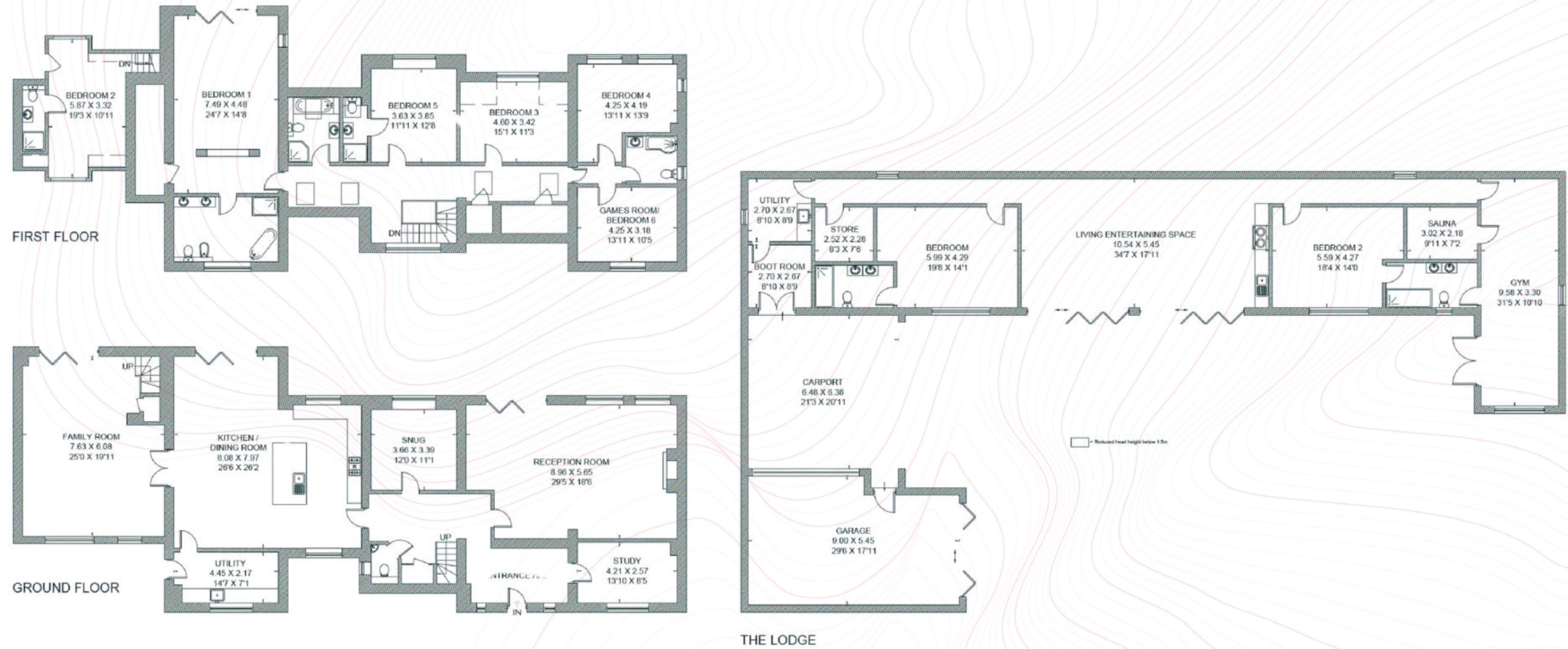








# FLOORPLAN



**Total - 698 sq m / 7,511 sq ft**  
**House - 407 sq m / 4,374 sq ft | Garage - 89 sq m / 963 sq ft | The Lodge - 202 sq m / 2,174 sq ft**

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## AREA GUIDE

# Berkshire

**T**he Royal County of Berkshire is the jewel in the home counties crown. It's no surprise that a county fit for a Monarch is one of the most attractive locations for those making the move out of London, with a wealth of exceptional schools and fast commuter links to the capital. There's no shortage of leisure activities either with racing at Windsor, Ascot and Newbury as well as polo at The Guards Polo Club, Cowarth Park and The Royal Berkshire Polo Club. Fine dining is a particular highlight and Bray is the county's worthy epicentre, with the Roux Brothers' Waterside Inn and Heston Blumenthal's Fat Duck and The Hind's Head.

**WALKING** **Basildon Park**  
Walk around four different trails through 400 acres of parkland and Woodland.

**EATING OUT** **The Hind's Head, Bray**  
Food that is all cooked with exceptional technical dexterity and consummate culinary imagination.

**EVENT** **Royal Ascot**  
Arguably the most prestigious horse racing event in the world. Experience five days of not only the finest horses, jockeys, trainers from around the world but exceptional fashion and cuisine.

**DAY OUT** **Windsor Great Park**  
A Royal Park of 4,991 acres, including a deer park, to the south of the town of Windsor.





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