



**AMBERLEY HOUSE**  
ASCOT



# AMBERLEY HOUSE

DEVENISH LANE, ASCOT, SL5 9QU

*A beautifully designed, individual, family home constructed to an exacting specification by highly regarded Chartridge Developments.*

*This impressive home is set in almost 0.5 acres of south facing landscaped grounds in an exclusive private road in Ascot.*

5 receptions rooms • 6 bedrooms (5 en suite) • Family bathroom  
Kitchen/breakfast/family room • Utility room

Drawing room • Dining room • Library • Study

Master bedroom suite with dressing room, en suite bathroom and roof terrace

Second bedroom suite with dressing room and en suite bathroom • 4 further bedrooms (3 en suite)  
all with fitted wardrobes • Family bathroom • First floor laundry room

Indoor swimming pool with Jacuzzi • Cinema room & bar/kitchenette

Integral triple garage with guest accommodation

Amberley House is a traditionally built house set in south facing landscaped gardens of about half an acre. The property has its own private gated entrance, five reception rooms, six bedrooms, 6 bathrooms, and an integral garage with an annex with independent access. There are wonderful leisure facilities which feature an indoor swimming pool and spa and there is a second floor cinema with bar and Sonus Audio system to seven rooms.

The house is situated in Ascot, one of the UK's most desirable residential areas. The local area is rural and leafy yet perfectly positioned for easy access to London and the motorway network. There are some first class local amenities in Ascot and nearby Sunningdale including a number of delightful restaurants, cafes, delicatessens, sophisticated fashion boutiques and general stores. The surrounding towns and villages are well known for their boutiques, bars, brasseries and traditional country public houses.

The area also boasts some of the finest restaurants with Coworth Park in Ascot, as well as the Michelin starred The Waterside Inn and The Fat Duck restaurants in Bray.

There are few places as well located to enjoy some of the country's best known events; highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's Lawn. Families will also appreciate the number of renowned schools including Eton College, Wellington College, Papplewick, The Marist Schools and St George's and St Mary's Schools in Ascot. International options include TASIS and The ACS Egham International School.

Travel services and connections are excellent. By road, Central London is about 25 miles away and is easily reached via the M3 and the M4. Heathrow Airport is about 11 miles away, while private jet facilities are available at Farnborough Airport. Rail services from Ascot and Sunningdale into London take a comfortable 50 minutes.





## LIDA CUCINA DESIGN WITH GAGGENAU APPLIANCES



## FAMILY

There is a great balance of family and formal living space. The kitchen breakfast room, designed by Lida Cucina, a sister company of Alexander James, is the heart of this impressive family home. Overlooking the wonderful south facing gardens, there is a clearly defined dining area and flows beautifully through to the family room which has feature windows over the indoor pool and spa.



# FORMAL

As you enter the house you step into an impressive and spacious galleried reception hall with a central staircase and doors leading to the elegant reception rooms which include a drawing room, dining room, library, study and family room.

## STUDIO 3 GAS FIRE





## RESTING

The 1st floor galleried landing is spacious and leads to the master bedroom suite which has an en suite bathroom with Splash TV, a dressing room and private roof terrace.

There is a second bedroom suite with dressing room and en suite bathroom.

There are three further bedrooms all with fitted wardrobes, two en suite and a family bathroom.

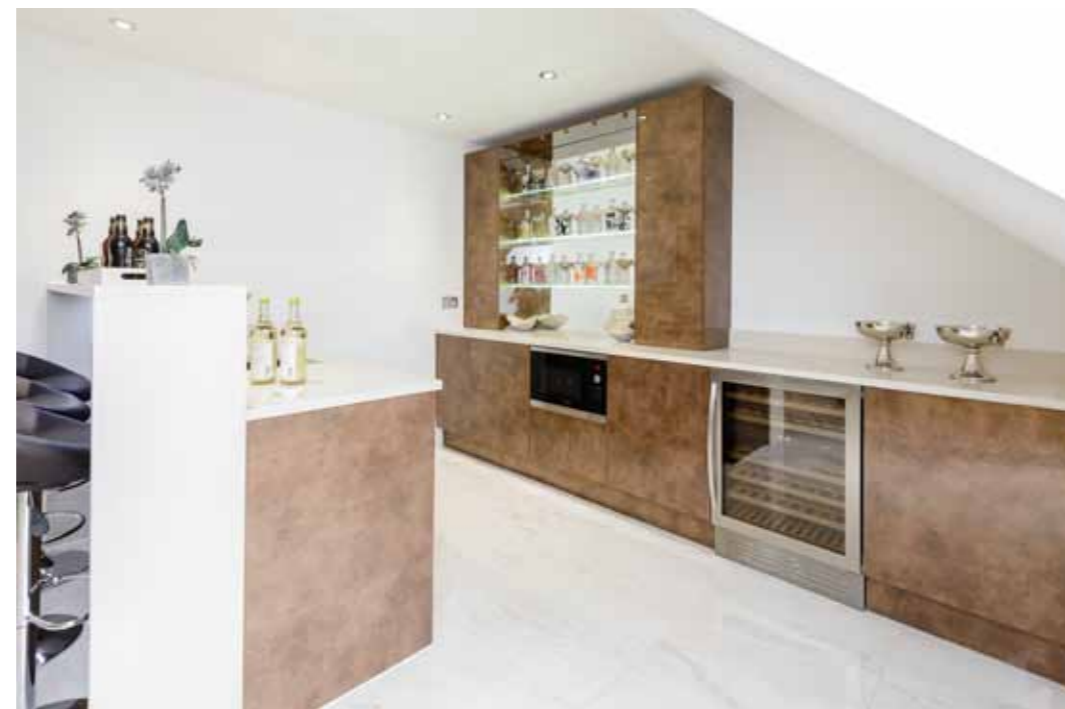
Stairs rise to the 2nd floor where bedroom six features an en suite bathroom and dressing area.

# LEISURE

The home cinema has a JVC projector including 3D kit, 140" fixed screen, Dolby Atmos surround sound and 8 reclining cinema seats. Next door is a fully fitted bar with kitchenette facilities.

The indoor swimming pool is 1m - 1.8m in depth and has the added feature of a swim jet.

There is also a spa pool with touch pad spa side controls, a changing area with showering facilities, Sonus Hi Fi system with speakers to 7 rooms, and bi-fold doors opening onto the gardens.





# GARDENS

Amberley House is set in almost half an acre of south facing gardens.

The landscaped grounds enjoy mature screening and a pond, secured by a contemporary glass balustrade, with a fountain. There are various areas of terracing and decking to create inviting spaces for relaxing and entertaining.

## FURTHER INFORMATION

- Under floor heating is provided to ground, first floor and second floor
- Infrared halogen security lighting to front and rear
- Electronic alarm system with infrared detectors
- Electric gates with video entry system
- Security button to hall and master bedroom
- Solid concrete floors to first and second floor
- Mains operated smoke detectors to hall and landing with battery back up
- Full copy of the detailed Specification is available on request



## SOUTH FACING LANDSCAPED GARDENS



Chartridge Developments are a well known local developer now into their 18th year of creating luxury homes for the discerning purchaser.

The directors and management have a wealth of experience in securing sites in prime locations and producing individually designed homes finished to the highest standards and incorporating unsurpassed specifications.

### ADDITIONAL INFORMATION

**Postcode:** SL5 9QU

**Tenure:** Freehold

**Local Authority:** Royal Borough of Windsor & Maidenhead Tel: 01628 683800

**Fixtures and fittings:** All items of fixtures and fittings, including fitted carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

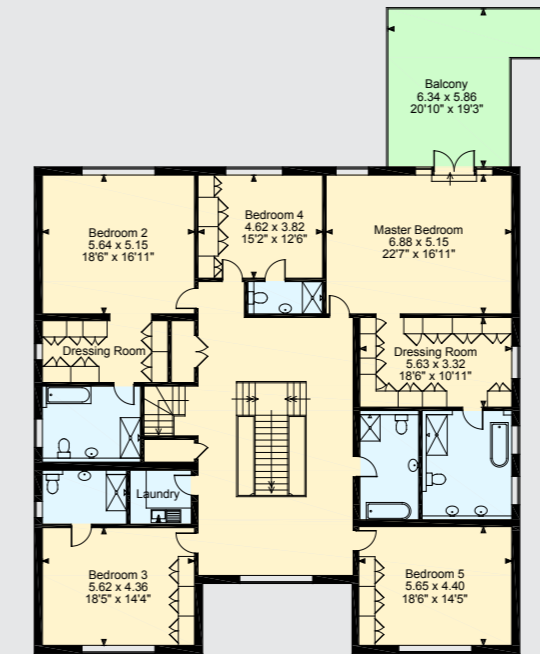
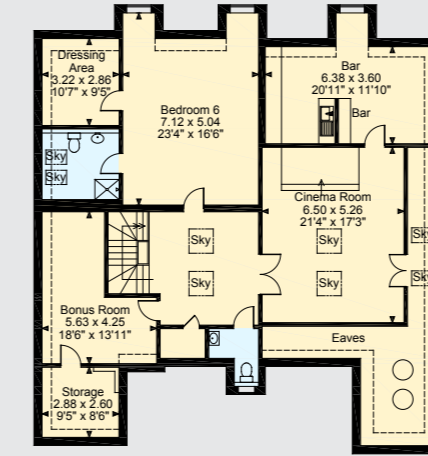
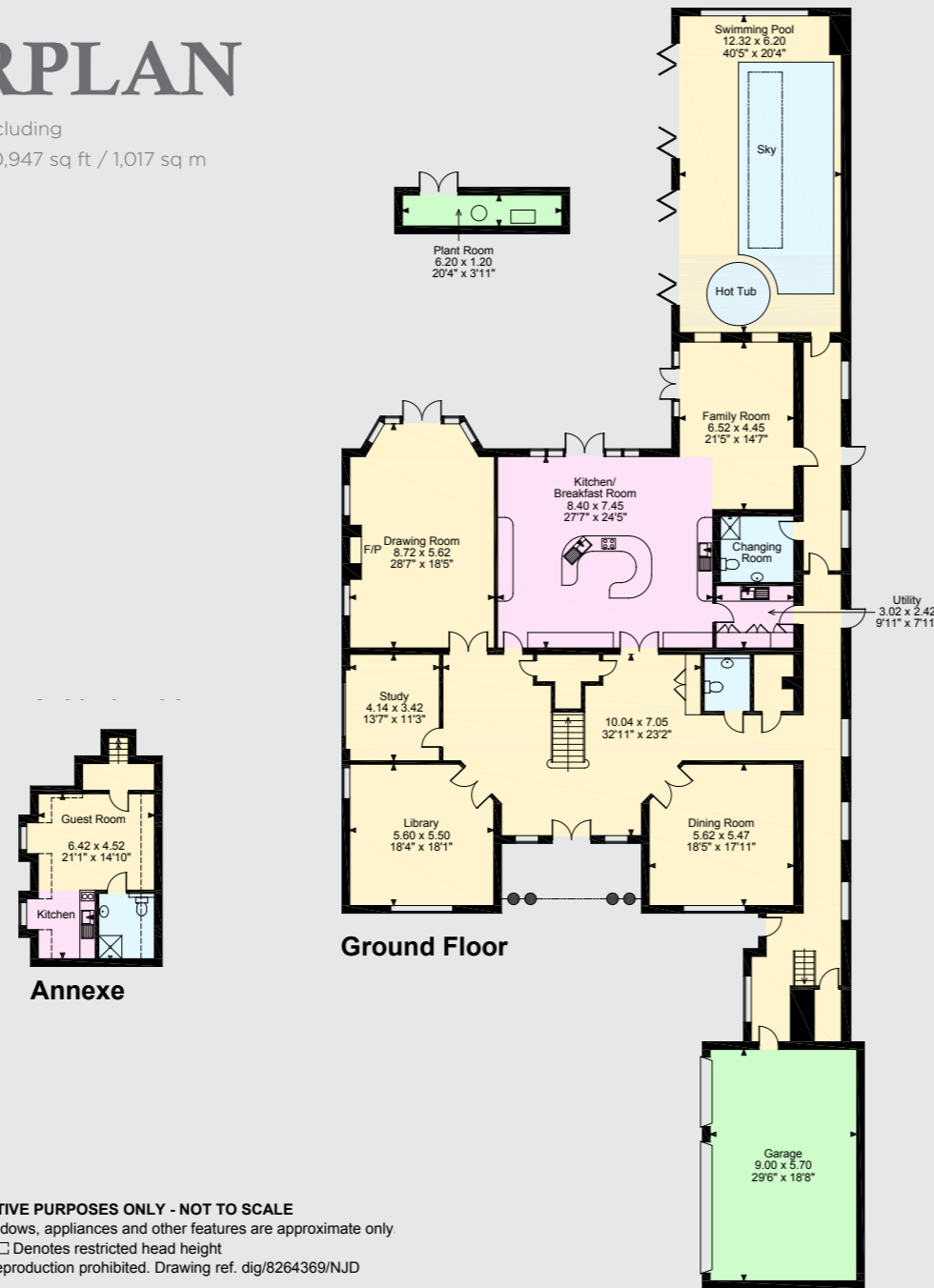
**Viewing:** Strictly by appointment with Savills.

### IMPORTANT NOTICE

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# FLOORPLAN

Total gross internal area including  
Restricted Head Height= 10,947 sq ft / 1,017 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only  
□ □ □ □ Denotes restricted head height  
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**Savills Sunningdale**

Mount Lodge, London Road  
Sunningdale, SL5 0EP  
cfisher@savills.com  
01344 626 162

**Savills London**

33 Margaret Street  
London, W1G 0JD  
pfinnegan@savills.com  
020 7409 8877

Chartridge  
DEVELOPMENTS LTD