

# Ascot Manor

Region: Berkshire Sleeps: 18 - 30

## Overview

Set in spacious gardens, the beautifully appointed Ascot Manor can accommodate up to thirty guests – ideal for a special occasion. Located in Ascot, Berkshire this six-bedroom house occupies a plot of almost five acres, featuring a pool, hot tub and carp pond.

This property offers an array of facilities and services. On a request basis and for an additional charge, concierge and doorman services, and those of chefs and butlers are available to you.

In the extensive grounds, you will find a heated swimming pool, 16-seater hot tub and a barbecue area with a pizza oven. This delightful space also features an ornamental carp pond and lakeside terrace, and a bandstand – a photogenic spot for weddings or other events. An outdoor dining area and kitchen is also perfect for entertaining – there is seating for 100 people.

The Victorian mansion house was originally built for the Duke of Richmond in 1886. Inside, you will find a huge kitchen and dining area, kitted out with modern appliances, and a variety of lounges and drawing rooms – one with a baby grand piano. These ornate and relaxing spaces are elegantly furnished as you would expect in a property of this calibre.

In the main house, are seven bedrooms and five bathrooms, offering accommodation for up to eighteen guests. A further twelve guests can be accommodated across the Lodge and Gatehouse annexes, raising total capacity to thirty. The property also offers private parking for up to 50 cars. Ascot Manor is just a short drive from Ascot Racecourse, and the many golf courses found around the local area. You will be within easy reach of attractions like Windsor Castle, Legoland and Bagshot Park, and a 25-minute drive from Heathrow Airport. Central London is around one hour away from Ascot, while naturally beautiful areas like the South Downs, Surrey Hills and the Chilterns are closer still.

## Facilities

Wow Factor • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • Ideal for Parties • Satellite TV • Working Fireplace • Heating • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## *Main House*

### *Ground Floor*

- Open-plan living & dining area
- Fully-equipped kitchen
- Dining room
- Drawing room
- Bedroom with bunk beds

### *First Floor*

- Bedroom with super-king size bed and en-suite bathroom
- Bedroom with super-king size bed and en-suite bathroom
- Bedroom with twin single beds and en-suite bathroom
- Bedroom with twin single beds
- Bedroom with king-size bed and additional single bed
- Family bathroom

### *Second Floor*

- Bedroom with king-size bed, 3 additional single beds and en-suite bathroom

### *The Lodge*

- Bedroom with super-king bed, additional sofa bed and en-suite shower room
- Bedroom with two double beds (on mezzanine level)
- Family bathroom

### *The Gatehouse*

- Living room with sofa bed
- Bedroom with super-king bed and en-suite bathroom

### *Exterior Grounds*

- Private swimming pool
- Hot tub
- Large lawns
- Terrace
- Dining facilities

### **Additional Facilities**

- Wi-Fi
- TV
- Plenty of parking



## Location & Local Information

In the county of Berkshire, south west of London, the town of Ascot is synonymous with the racecourse which bears its name. The annual Royal Ascot event is a society highlight, with Ladies' Day something of a fashion event too. Golf is perhaps the thing the area is second-best known for – you are sure to find a club within a few minutes, whichever direction you head in.

Non-sporting types will have plenty to see – Windsor is a short drive away, where you will find Windsor Great Park and, of course, the famous Windsor Castle, scene of many a Royal event. Legoland Windsor is a family favourite, and has a lot to offer both kids and adults.

There's yet more fun to be had in the neighbouring county of Surrey. Check out the Thorpe Park and Chessington theme parks, the Royal Horticultural Society Gardens in Wisley, or Brooklands Museum where auto and aviation fans will be in their element.

Ascot's relatively central location means there's a lot to discover whichever way you head. The Surrey Hills, an Area of Outstanding Natural Beauty, lies to the east, while the South Downs National Park is similarly easy to reach to the south.

A drive through the picturesque Chiltern Hills will take you in the direction of historic Oxford, about one hour away. London is just as accessible – take a scenic route and you could stop by Kew Gardens, Richmond Park or Hampton Court Palace on the way.

## Local Amenities

Nearest Airport	<b>Heathrow Airport (17.2km)</b>
Nearest Town/City	<b>Windsor (11.7km)</b>
Nearest Town	<b>Ascot (2km)</b>
Nearest Restaurant	<b>Dog &amp; Partridge (3.5km)</b>
Nearest Supermarket	<b>Tesco Express (1.7km)</b>
Nearest Golf	<b>Royal Ascot Golf Club (3.4km)</b>



Nearest Golf

**Sunningdale Golf Club**  
**(6.9km)**

## What Oliver loves...

- This exceptional property has a huge capacity and the facilities to match, including a spacious dining terrace
- You can enjoy lounging beside the heated swimming pool or a dip in the hot tub with room for 16
- The local area is full of beautiful areas of parkland, golf courses and outdoor attractions from theme parks to Ascot Racecourse

## What you should know...

- Those travelling with young children should ensure that they are not left to explore the gardens alone due to the swimming pool and open water
- The set up of some of the bedrooms may be better suited to families travelling with children

# Terms & Conditions

- Security deposit: £2000 to be paid on arrival and to be refunded in full subject to a damage inspection on departure
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: There is an extra charge of £250 paid directly to the owner.
- Internet access?: Yes, Wi-Fi is included in the rental price
- Changeover day: Friday
- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased across peak dates
- Pets welcome?: No pets
- Smoking Allowed?: No smoking