

QUOIN

ASCOT • BERKSHIRE



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A magnificent new build house in a highly desirable road

Ground floor:

Entrance hall • Drawing room • Garden room • Family room
Dining room • Kitchen/breakfast room • Study • Utility
2 cloakrooms

First floor:

Master bedroom with dressing room and en suite
bathroom • 3 further bedrooms suites

Second floor:

Guest bedroom suite • Family bathroom • Playroom

Gardens • Summer house • Triple garage

Approximate internal floor area of 6,469 sq ft (601 sq m)
All in about 1 acre (0.40 ha)

Ascot High Street 1 mile, Ascot train station 1.7 miles, M3 (J3)
4.4 miles, Windsor 8.5 miles M4 10 miles, Heathrow Airport
15 miles, Central London 28 miles (all distances
are approximate)

These particulars are intended only as a guide and must not be relied upon as
statements of fact. Your attention is drawn to the Important Notice on the last
page of the text.





ADDRESS

Quoin, 36 Prince Consort Drive, Ascot, Berkshire, SL5 8AW.

Situation

Prince Consort Drive is located just to the West of Ascot and is one of the most charming residential tree lined roads in the area. It is located close to Ascot, Sunninghill and Sunningdale. All 3 villages offer a good selection of shopping facilities, restaurants, pubs and coffee shops.



Schools: St Francis Primary School, Charters Sports and Science College, St George's, St Mary's, Hallgrove, LVS Ascot, Papplewick and The Marist.



Entertainment: Some of the finest golf clubs in the world including Sunningdale, Swinley and Wenworth. Tennis and health clubs. Spa facilities at The Berystede, Coworth Park and Pennyhill Park. Polo at the Guards Club. Multiplex cinemas and leisure centres in nearby towns.



Restaurants: Ascot Grill, The Windmill, The Belvedere, Bluebells and Fegos.



Walking & Riding: Beautiful country walks can be found in Windsor Great Park and on Chobham Common. A licence to ride in Windsor Great Park can be acquired.



Shopping: Ascot and Sunningdale provide a good selection of local shopping facilities. More extensive shopping facilities can be found in Windsor, Camberley and Guildford.



Travel: The M3 and M4 provide good road links to the west country and central London. Via the M25 connect to Heathrow.



Ascot train station provides a direct link to London Waterloo.



Heathrow and Gatwick international airports are easily accessible.

Gardens and grounds

The property sits in an acre of land and to the front is the gated driveway providing ample parking and leads on to the integral double garage and car port. Immediately to the rear of the property is a formal open terrace, ideal for al-fresco dining and providing a delightful view overlooking beautiful manicured lawns, bordered by mature trees and shrubs.

Directions (Postcode SL5 8AW)

From our offices in Ascot High Street turn right, and proceed to the Heatherwood roundabout. Take the first exit into Kings Ride and proceed along this road and take the 3rd turning left into Prince Consort Drive. Quoin can be found a short distance down the road on the left hand side.

Services

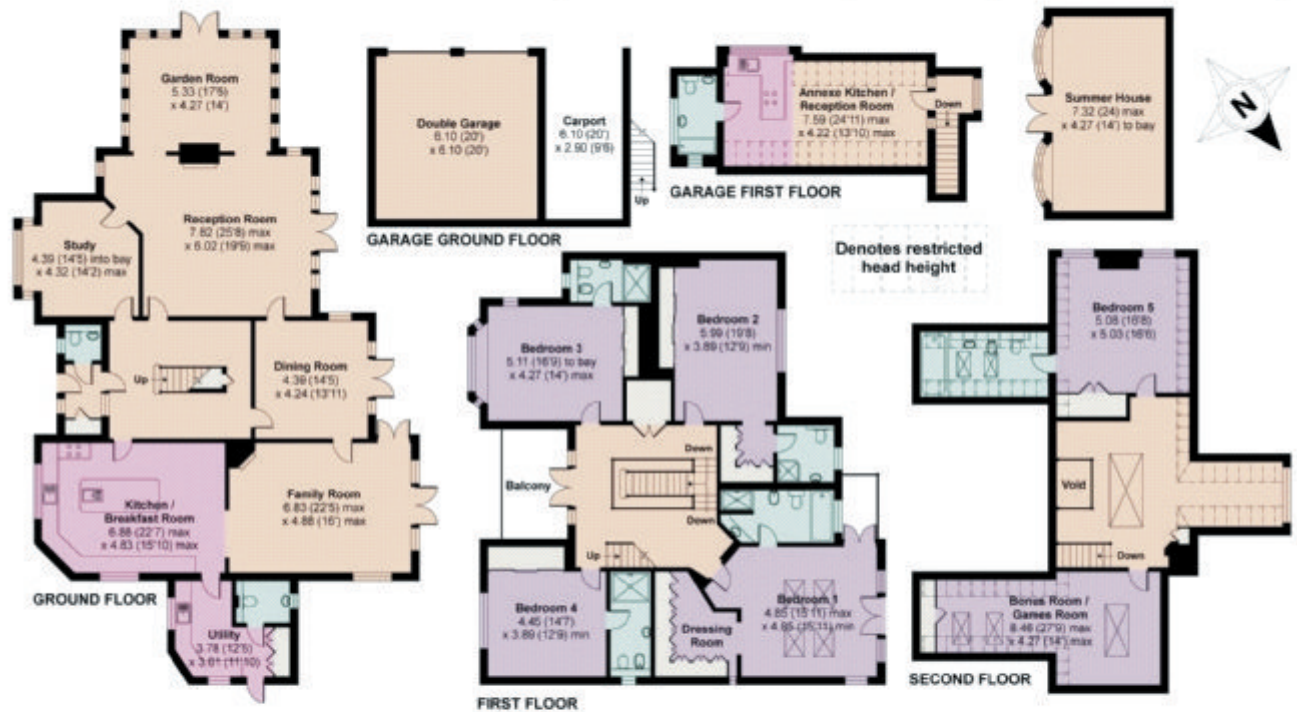
We are advised by our client that gas, electricity, water and drainage are all mains supplied.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Bracknell Forest Council. Tel. 01344 352000



Approximate Gross Internal Floor Area (including outbuildings)

601 sq.m./6,469 sq.ft.

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