

# YEW TREE HOUSE

SOUTH ASCOT • BERKSHIRE





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***A spacious five bedroom luxury family home between Ascot and Sunningdale***

Entrance hall • Drawing room • Dining room  
Study • Kitchen/family room  
Breakfast Room • Utility room • Cloakroom

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Master bedroom with living room, dressing room and ensuite bathroom • 3 further ensuite bedrooms • Top floor bedroom/gymnasium • Family bathroom • Games room

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Landscaped gardens  
Double garage with well appointed staff apartment above

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Approximate internal floor area 611 sq m (6,586 sq ft)

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Ascot High Street 1.3 miles • Sunningdale 2 miles • Central London 28 miles • Heathrow Airport 13 miles • Ascot station 0.8 miles providing regular services to London (Waterloo) in approximately 55 minutes

(All distances and times 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

Yew Tree House, Brockenhurst Road, South Ascot, Berkshire.  
SL5 9HB.

## Situation

Yew Tree House is a spacious and well presented family house close to Ascot, Sunninghill and Sunningdale.



**Schools:** We are very fortunate to have a selection of schooling in the local area including Wellington College, St George's, St Mary's, The Marist, Hall Grove, Papplewick and Charters Sports and Science College.



**Entertainment:** Golf courses at Sunningdale, Swinley and Wentworth. Health clubs at The Berystede, Royal Berkshire, Coworth Park and Pennyhill Park. Cinemas and theatres at Camberley and Windsor.



**Restaurants:** There is a good selection of restaurants in the area including Coworth Park, Ascot Grill, Bluebells, The Belvedere Arms, The Windmill and Pennyhill Park.



**Walking & Riding:** Many walks in the area including Windsor Great Park, Chobham Common, Virginia Water Park and riding facilities.



**Shopping:** Royal town of Windsor, Reading and Camberley provide a good selection of shops.



**Travel:** Easy access to the M3 and M25.



Both Ascot and Sunningdale rail stations are close by with direct trains to London (Waterloo).



Heathrow Airport can be accessed via the A30 or M25.

## Gardens and grounds

Yew Tree House is set in 0.5 acres of mature grounds which provide a very attractive natural setting for the house. The principal reception rooms lead out onto the entertaining terrace.

## Directions (Postcode SL5 9HB)

From our offices in Ascot High Street, turn right and at the first roundabout, turn left. Proceed down Station Hill having passed the station and South Ascot village, Yew Tree House will be found on the left hand side.

## Services

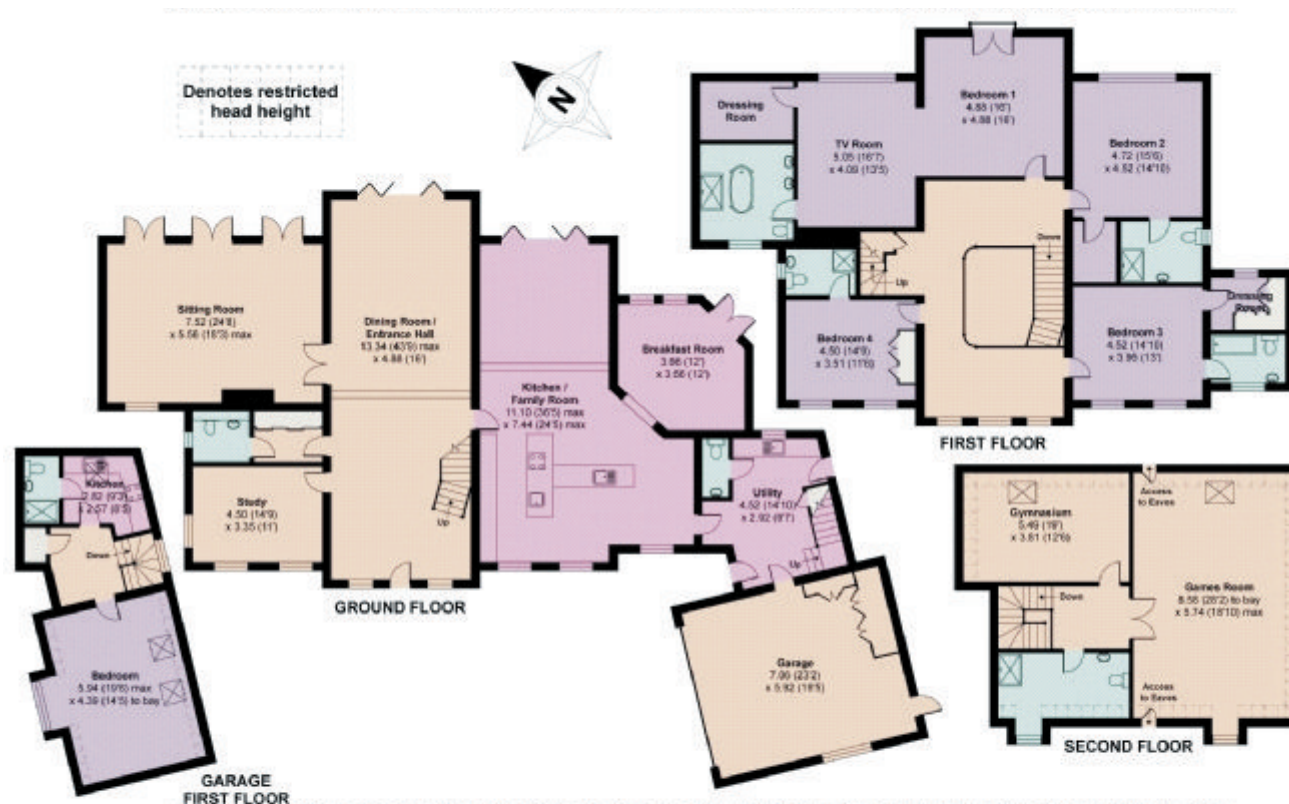
We are advised by our client that gas, electricity, water and drainage are all mains supplied.

## Fixtures and fittings

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

## Local authority

The Royal Borough of Windsor and Maidenhead. Tel +44 (0) 1628 638800



## Approximate Gross Internal Floor Area

611.8 sq.m./6,586 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars