



PROPOSED FRONT ELEVATION

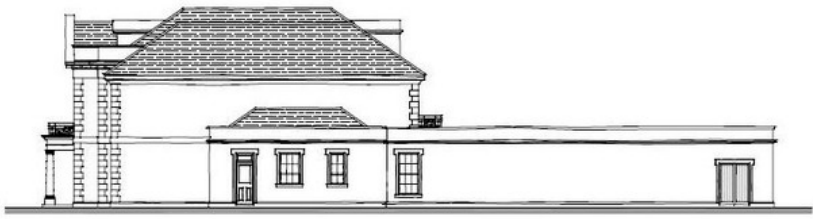
A substantial plot of 1.2 acres currently with a semi derelict property on site. Planning permission has been granted for a 12500 sq ft, 6 bedroom impressive and substantial family home.



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



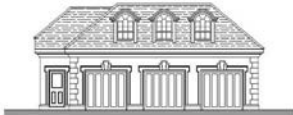
PROPOSED SIDE ELEVATION



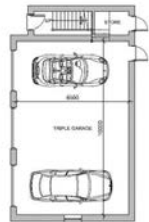
PROPOSED OTHER SIDE ELEVATION



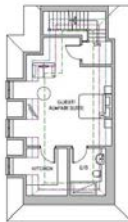
PROPOSED FRONT ELEVATION



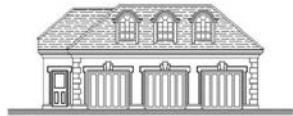
PROPOSED FRONT ELEVATION



GROUND FLOOR PLAN
20m x 14.5m (66ft 10in x 47ft 8in)



FIRST FLOOR PLAN
10m x 10.5m (32ft 8in x 34ft 6in)



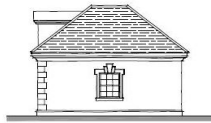
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Coronation Road is just to the south of Ascot High Street and is a most desirable residential area. Ascot boasts the world famous Ascot racecourse and a selection of shops, pubs, restaurants and coffee shops. There are further facilities to be found in nearby Windsor and Camberley. Some of the world's finest golf courses are in the area, namely Swinley, Wentworth and Sunningdale. Polo facilities at Guards Club and the Royal County of Berkshire Club are close by. An excellent choice of schools are in the vicinity, the private choices of St Mary's, St George's, LVS Ascot, Hall Grove, The Marist, Wellington, Eton College and the ACS in Egham. Charters is also a much sought after state option.

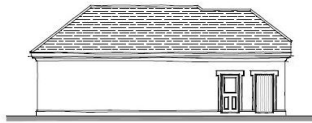
The nearest stations are Ascot (0.8 m), Sunningdale (1.8m) and Bagshot (2.2m). There is easy access to junction 3 of the M3 motorway.



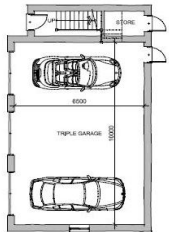
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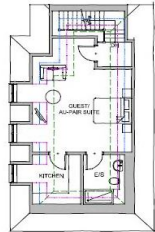
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



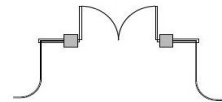
GROUND FLOOR PLAN



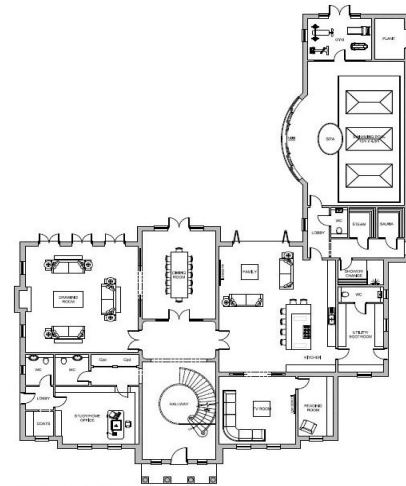
FIRST FLOOR PLAN



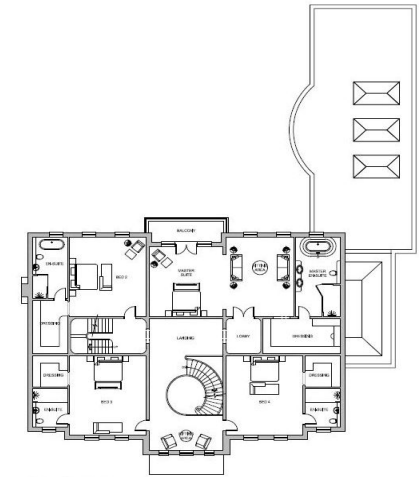
ELEVATION - ENTRANCE GATES



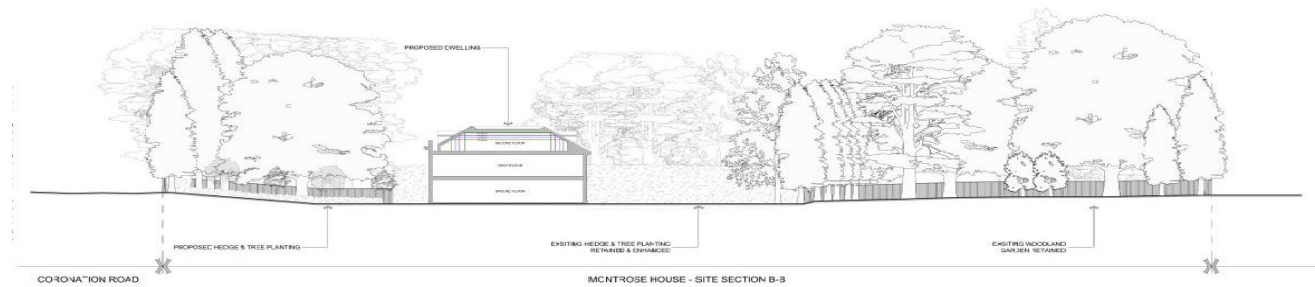
PLAN - ENTRANCE GATES



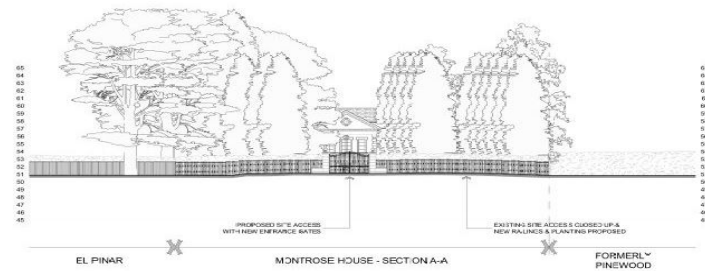
GROUND FLOOR PLAN



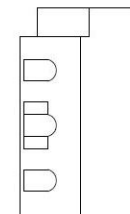
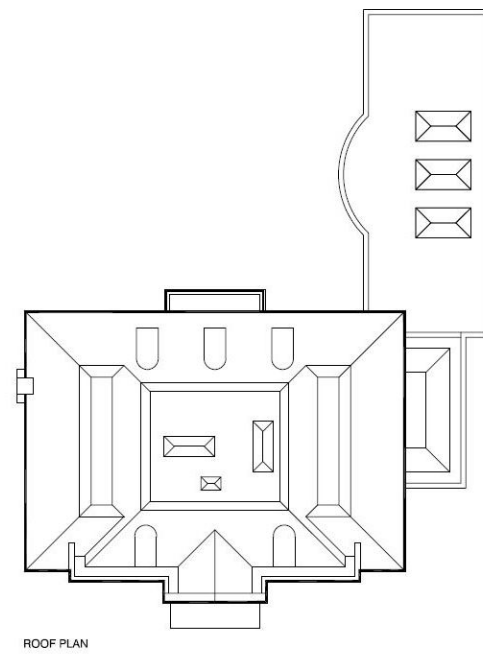
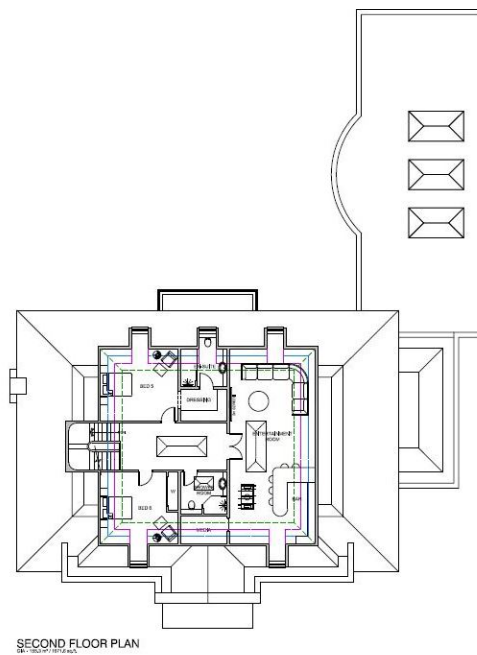
FIRST FLOOR PLAN



MONTROSE HOUSE - SITE SECTION B-B



MONTROSE HOUSE - SECTION A-A



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.