



{ BIRCH LANE, ASCOT SL5  
£8,750 PER MONTH AVAILABLE 03/10/2025




Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

Birch Lane, Ascot SL5

£8,750 Per Month  
Unfurnished

 6 Bedrooms  
 6 Bathrooms  
 6 Receptions

## Features

- Six bedrooms, - Six bathrooms, - Three receptions rooms, - Kitchen/breakfast room, - Study/office, - Substantial private grounds with orchard, - Studio/annex room, - Council Tax Band H

## Council Tax

Council Tax Band H

Hamptons  
6 Broomhall Buildings  
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# { FAMILY HOME...

## The Property

This welcoming family home, with its part tile hung elevations and traditional brick elevations, is recommended to anyone that is looking for a well proportioned house, ideal for family living. Presented to a high standard, this property is ideal for those that entertain a lot or have a young and active family life. Notable features are the central staircase in the entrance hall off which is access to all the principle reception rooms, the drawing room overlooking the southerly facing garden with its rural views, the 5 bedroom suites over 2 floors and the useful annexe over the garage, with its kitchenette and bathroom. The kitchen forms the heart of the house and extends into an Orangery, providing a triple aspect overlooking the garden.

## Outside

Approached through electric gates and approached over a block paved driveway, culminating in a parking area, double garage and car port. The remainder of the gardens are laid to lawn, interspersed by numerous shrubs and trees, providing a good level area for children playing. The rear of the house is predominantly south facing and provides a good deal of privacy.

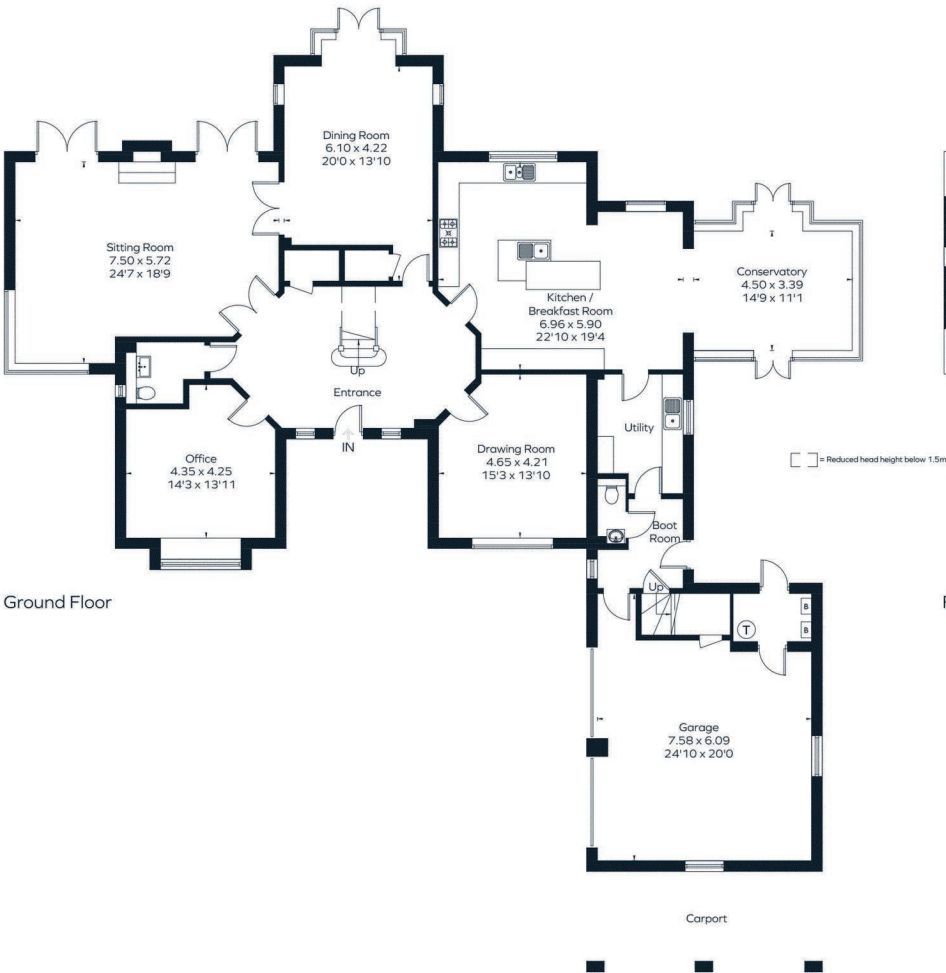
## Location

In the local area there are excellent sporting and recreational facilities, with many well known local golf courses that include the world renowned Wentworth, polo at Smiths Lawn and The Royal Berkshire, with extensive walking and riding in Windsor Great Park. There are many good state and independent schools

such as Cheapside, Charters, Papplewick and two international schools; ACS and TASIS.



Approximate Area = 459.8 sq m / 4949 sq ft  
(Including Garage / Excluding Void / Carport)  
Including Limited Use Area ( 15.4 sq m / 166 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 292582

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

