



KINGSWOOD, ASCOT SL5
£5,250 PER MONTH AVAILABLE 31/01/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Kingswood, Ascot SL5

£5,250 Per Month
Furnished

 5 Bedrooms
 3 Bathrooms
 2 Receptions

Features

- Five bedrooms, - Three bathrooms, -
Open-plan kitchen/dining/living area, -
Separate utility room & cloakroom, -
Reception room, - Study, - Enclosed
garden with garden room, - Driveway &
garage parking, - Council tax band H

Council Tax

Council Tax Band H

Hamptons
6 Broomhall Buildings
Sunningdale, SL5 0DU
01344 873081
sunningdalelettings@hamptons.co.uk
www.hamptons.co.uk

{ A MODERN FIVE BEDROOM, THREE BATHROOM FAMILY HOME

The Property

This well presented home benefits from a reception room with doors onto the garden, study, cloakroom and an open plan kitchen/dining/family room with a separate utility room. The first floor has the principal bedroom with a four-piece en suite, walk-in wardrobe overlooking the garden. There is two further double bedrooms and a modern family bathroom. The second floor has two double bedrooms, one with an en-suite bathroom.

Outside

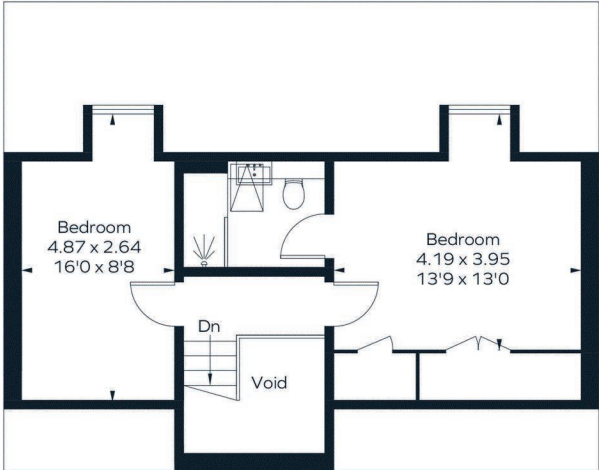
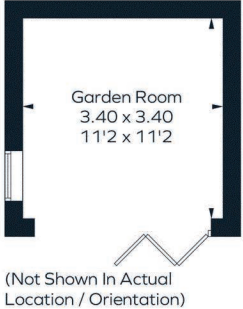
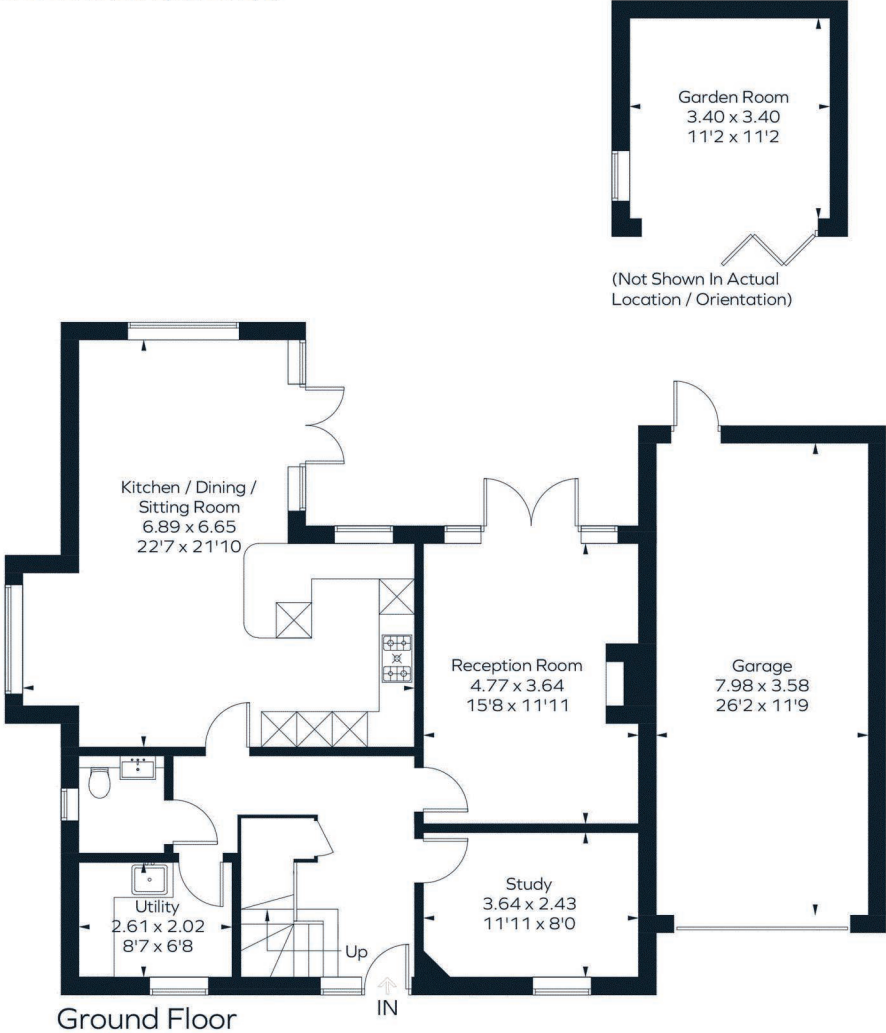
To the front of the property is the block-work driveway providing off street parking for several vehicles and access to the garage with side access to the rear garden. The rear garden has a terrace off the rear of the house, large lawn and to the bottom a garden room with decking area.

Location

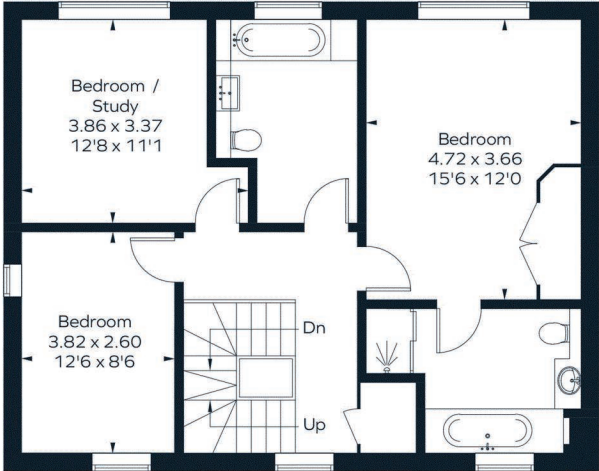
Kingswood is positioned well for nearby places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Swinley Forest Golf Club, Wentworth Club and Windsor Great Park. Local Ofsted Outstanding schools include Charters, Cheapside and St Francis. Private schools include Heathfield, LVS, St George's and St Mary's Sunningdale.



Approximate Area = 198.2 sq m / 2133 sq ft
Garage = 28.8 sq m / 310 sq ft
Garden Room = 11.5 sq m / 124 sq ft
Total = 238.5 sq m / 2567 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 325373

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.

