



Heathfield Avenue, Sunninghill, Ascot, **SL5**



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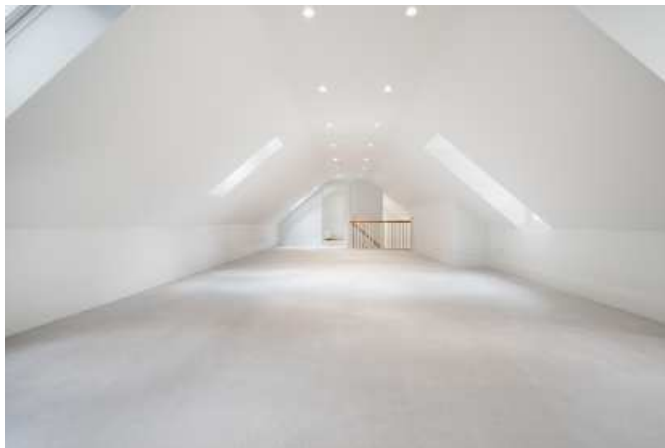
Ascot SL5

Oakwood has been designed and constructed to an excellent specification, providing superb bright and airy living space, four incredible complete bedroom suites, plus two further impressive top floor bedrooms, one of which is wired for cinema room use, and there is a beneficial annexe/games room over the garaging. The property has been built with concrete floors with underfloor heating to the ground, and the first floor, with the top storey having warm and cool air conditioning. The bespoke hand-built kitchen is a delight, and the bath/shower room suites are exceptional.



EPC









Location

Ascot has an excellent transport network with close proximity to the M25, M4 and M3 motorways. Regular train service from Ascot to London Waterloo 55 mins or Ascot to Reading is 27 mins.

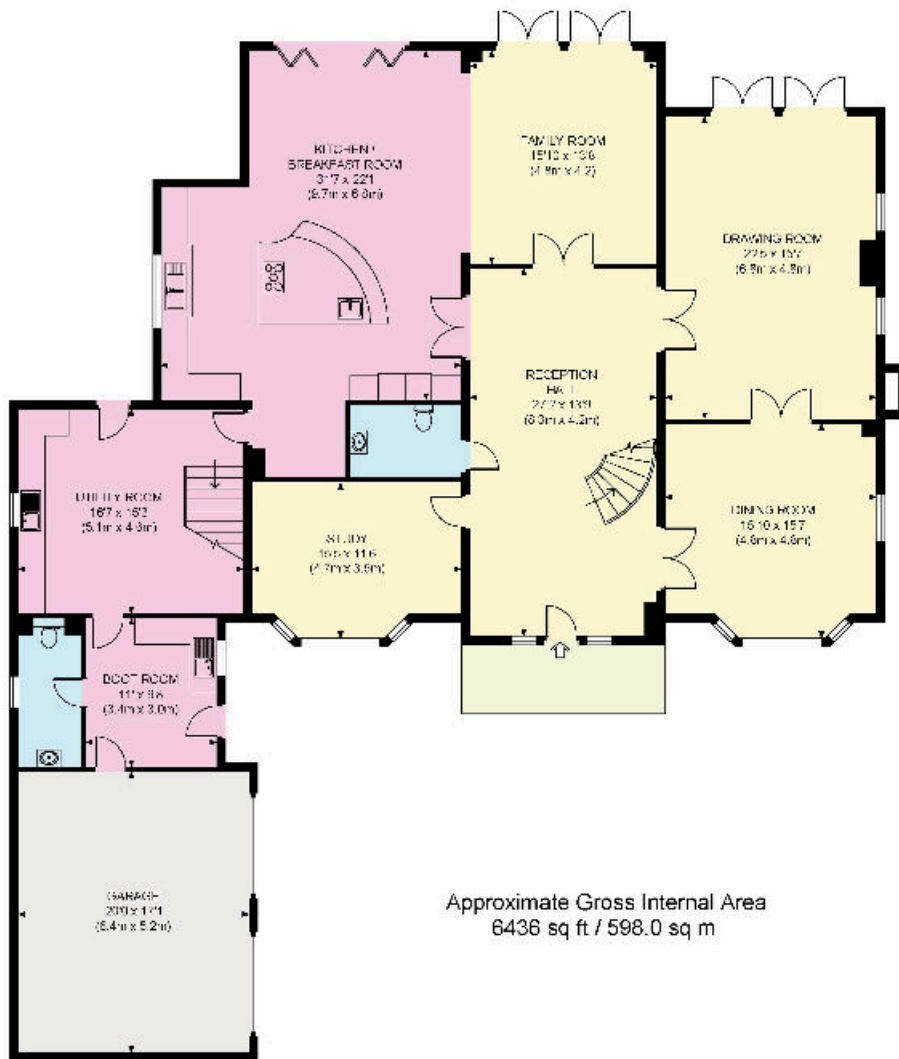
Education facilities in the area are exceptional and include Eton College, Papplewick, Charters, LVS, The Marist, Bishopsgate, St George's Ascot, Wellington, Heathfield, St Mary's, Sunningdale School, Lambrook, Hall Grove and St John's Beaumont. There are also two highly regarded international schools, ACS and TASIS.

Sporting facilities include golf at Sunningdale, Berkshire and Wentworth, Smith's Lawn polo, and Ascot and Windsor horseracing.

Other attractions in the area include Virginia Water Lake, Savill Gardens, Windsor Great Park, Windsor Castle and Legoland.

Sunningdale village is close catering for day-to-day shopping requirements with lovely locally owned shops, well-known supermarket and restaurants. Larger towns of Windsor, Camberley and Bracknell, are close by with a number of leading shopping brand

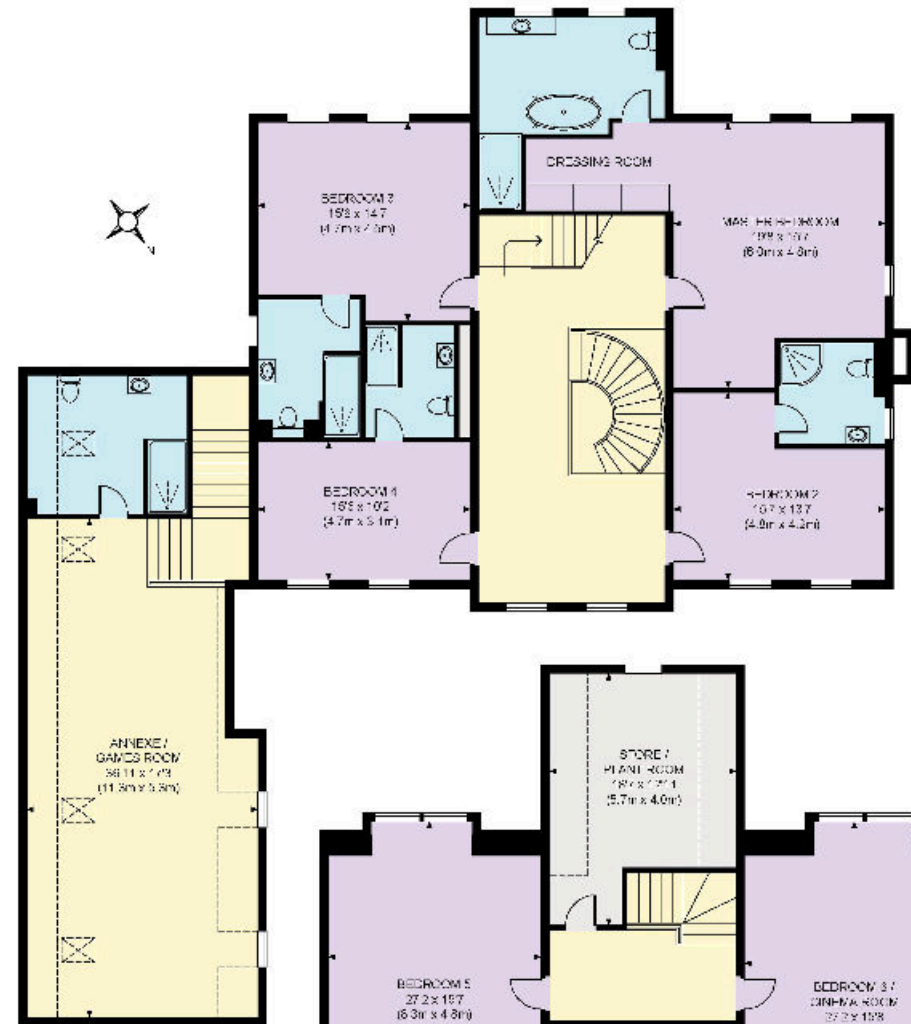




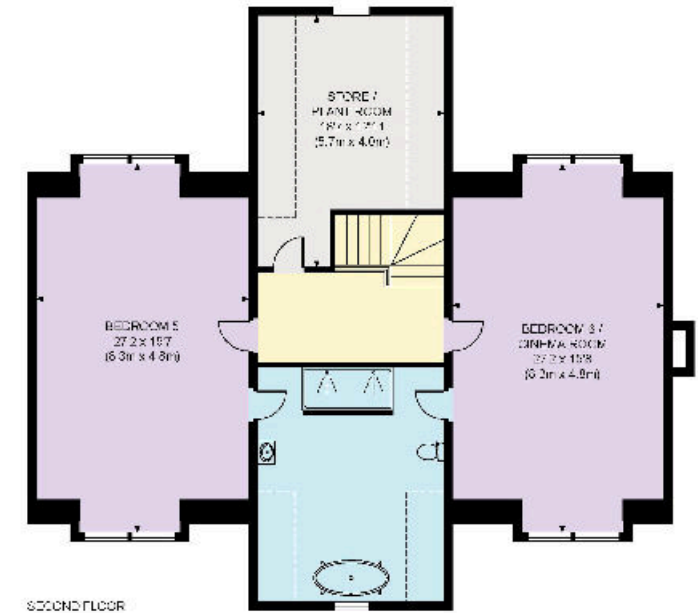
GROUND FLOOR

Approximate Gross Internal Area
 6436 sq ft / 598.0 sq m

This plan is for layout guidance only. Not to scale.
 Please check all dimensions and shapes before
 making any decisions reliant upon them.



FIRST FLOOR



SECOND FLOOR



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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

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