

Wells Lane, Ascot, Berkshire **SL5**



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A deceptively spacious four bedroom family property laid out over three floors with exceptionally well-presented accommodation in a contemporary style. Of particular note are the folding doors leading out on to the glass balcony, which offers superb rural views. The entrance on the ground floor leads to two double en suite bedrooms, a utility room and stairs leading to the first floor with the principal bedroom with en suite, open plan kitchen/living room leading to a sitting room with doors on to a balcony. There's also a family room and studio. On the second floor, there is an open-plan office/ fourth bedroom. Externally there is a garden, raised decked area, a garage and driveway parking.











EPC

Guide price: £3,250 per calendar month

Furniture: Available unfurnished

Tenancy available from: 17th February 2023

Minimum length of tenancy: 12 months

Deposit: £3,750

Local authority: Royal Borough of Windsor & Maidenhead

Council tax band: G













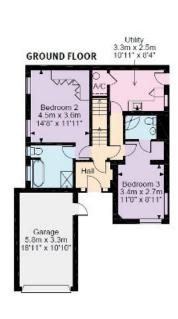
Location

The property can be found less than half a mile east of Ascot High Street and about a mile from the train station. The area surrounding Ascot has excellent sporting and recreational facilities, with many well-known local golf courses, including the world-renowned Wentworth, Sunningdale, The Berkshire and Swinley Forest, polo at Smiths Lawn and The Royal Berkshire, with extensive walking and riding in Windsor Great Park. The local schooling is wide-ranging, being within the Charters School catchment area with many renowned private schools, including Eton College, Papplewick, Sunningdale, St. Mary's, Heathfield, Hurst Lodge, St George's and St. John's Beaumont. In addition, there is the American Community School (ACS) and TASIS.

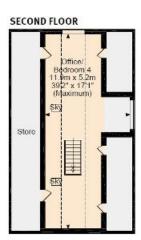
ACS Egham 4.3 miles (9 minutes), TASIS 6.8 miles (17 minutes), Ascot station 0.8 miles (3 minutes), Central London 26.3 miles (44 minutes), Heathrow Airport 15 miles (27 minutes), Gatwick Airport 44.7 miles (49 minutes) -











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.

Knight Frank

Ascot

59 High Street We would be delighted to tell you more

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