



Wells Lane, Ascot,  
Berkshire **SL5**

---





# Wells Lane, Ascot

## SL5

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.



**Guide price:** £3,250 per calendar month

**Furniture:** Available unfurnished

**Tenancy available from:** 17th February 2023

**Minimum length of tenancy:** 12 months

**Deposit:** 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

Ascot SL5 7HP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Stefanie Sutch

01344 299395

[stefanie.sutch@knightfrank.com](mailto:stefanie.sutch@knightfrank.com)



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/tenantees](https://www.knightfrank.co.uk/tenantees). 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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2023. Photographs and videos dated .

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.