



MONKS DRIVE,

Berkshire SL5





# FINISHED TO THE HIGHEST SPECIFICATION

A detached family home in Ascot, set at the end of a quiet cul de sac  
behind electric gates. With spacious accommodation of over  
7,500 sq ft.



Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: H

Furniture: Furnished

Minimum length of tenancy: 12

Deposit amount: £24,923.07

Available date: Available Now

**Guide price: £18,000 per calendar month**





Large entrance hall, drawing room, dining room, study, family room, beautiful open plan kitchen/breakfast/orangery with bi-fold doors leading to the garden and large utility room.

On the first floor: Principal bedroom with dressing room and en suite bathroom; 3 further bedroom suites.











Second floor: 2 further bedrooms; a family shower room and a large bonus/games room. Situated above the triple garage is the annexe accommodation. Externally the property is set in private gardens, with driveway parking behind electric gates.

Total approximate internal floor area 712 sq ft (7,665 sq m).







In the local area surrounding Ascot there are excellent sporting and recreational facilities, with many well known local golf courses that include 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 exceptional, with many renowned state and private schools including Charters, 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.







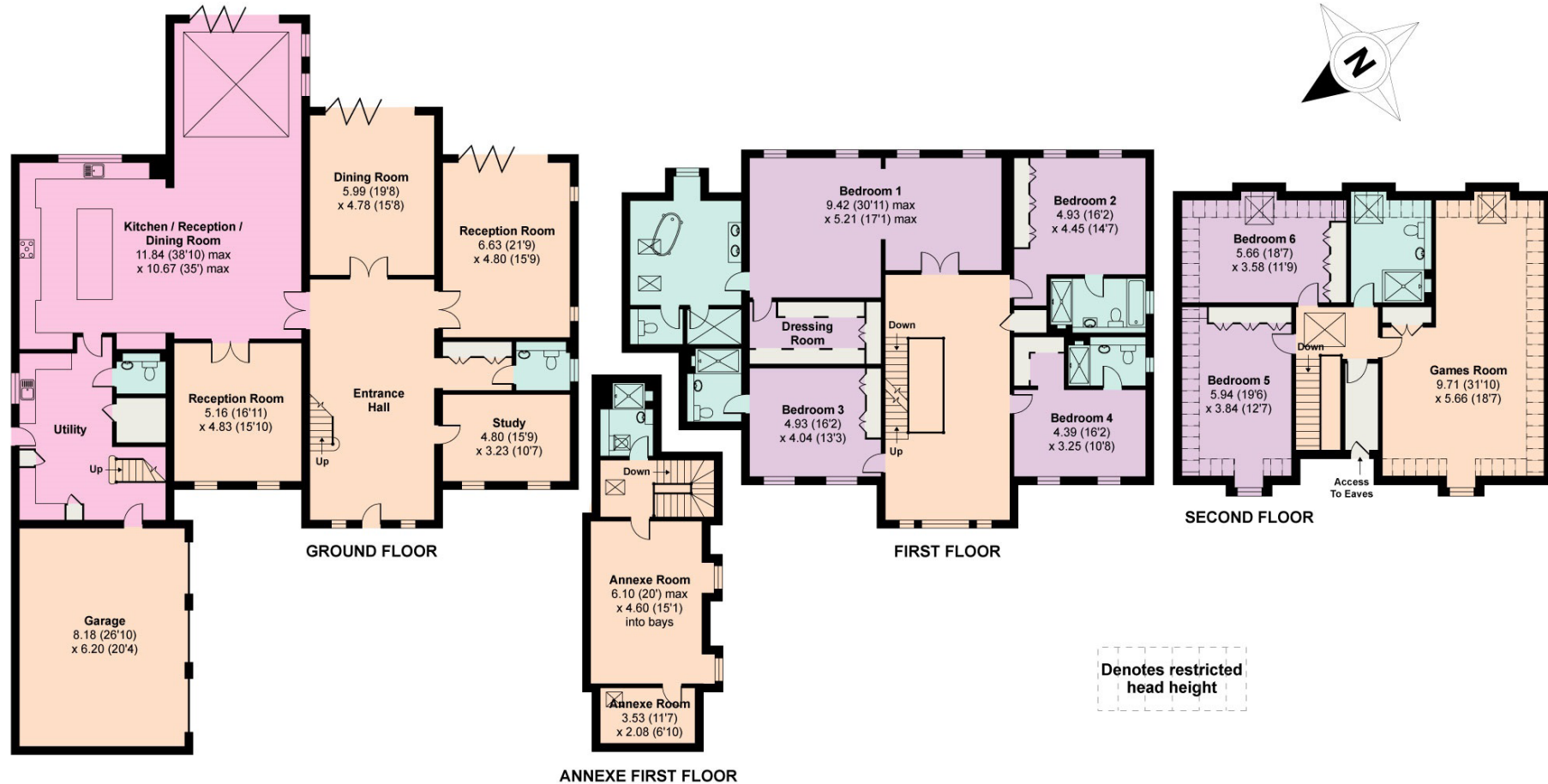






# Monks Drive, Ascot

APPROX. GROSS INTERNAL FLOOR AREA 712 SQ METRES 7666 SQ FT (INCLUDES GARAGE & ANNEXE / EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Knight Frank REF : 178719



We would be delighted  
to tell you more.

**Zara Mirza**

0203 435 6452

[zara.mirza@knightfrank.com](mailto:zara.mirza@knightfrank.com)

**Super Prime Lettings**

59 High Street, Ascot, Berkshire, SL5 7HP

Your partners in property

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

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: 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 reasonable endeavours to update this as soon as practical. 3. 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. 4. 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. 5. Deposit: 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](https://www.knightfrank.co.uk/tenantfees). 6. 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 May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.