

ASPEN COURT

CHARTERS GATE

HANCOCKS MOUNT, ASCOT, BERKSHIRE

A brand new
luxury home in one of
Ascot's most desirable
private roads.

ASPEN COURT

Aspen Court is located at the end of Charters Gate, a quiet private road forming part of an exclusive new development of just two bespoke homes which have been designed in a way they could be adapted to form a private compound for multi-family living.

The property is approached over a bonded resin driveway behind two sets of electric security gates, and occupies a substantial plot of around 1.09 acres.

SPECIFICATION

- Control 4
- Air conditioning
- Electric security shutters to all windows and doors
- Thermal CCTV integrated to security system with KNX management
 - Bespoke designer Kitchens
 - Bespoke joinery
 - BVP fireplaces
- Secure panic room with separate phone line
- Electric car charging points
- Outdoor kitchen with retractable covered roof and blinds
 - Automated external irrigation
 - Outdoor hot taps
- Extensive external lighting scheme







GROUND FLOOR

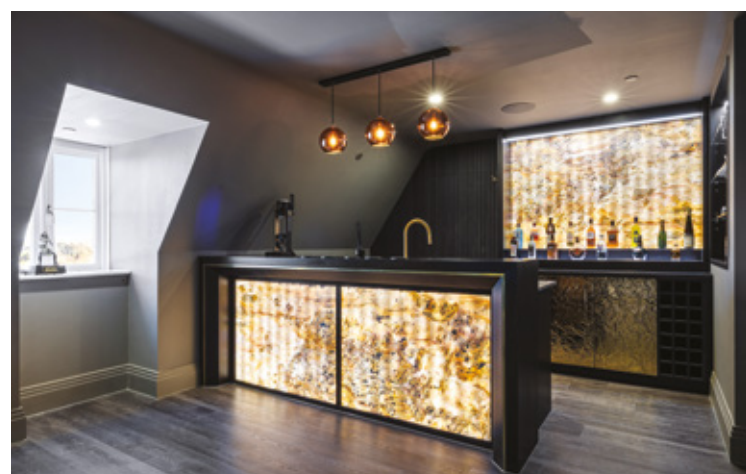
Reception/dining hall | Kitchen/family room
Prep kitchen | Utility room | Study
Cinema room



FIRST FLOOR

Principal bedroom suite with dual dressing rooms, ensuite bathrooms and air conditioning
Bedroom two has a double dressing room and large en suite shower room | Two further bedrooms both with built in wardrobes and en suite shower rooms | Laundry





SECOND FLOOR

Games room with bar | Air conditioning | Secret room | Shower room | Storage rooms

GARAGE

The property also features integrated triple garage with a self-contained staff annexe above, complete with separate entrance for privacy.

FEATURES

Smart home controls, underfloor heating, air conditioning, security cameras, and electric shutters on windows and doors add to the convenience and comfort.

EXTERNALS

Externally, the property is set behind two sets of electric gates | To the rear of the property you will find private South-facing gardens mostly laid to lawn with outdoor kitchen and large terrace perfect for entertaining.



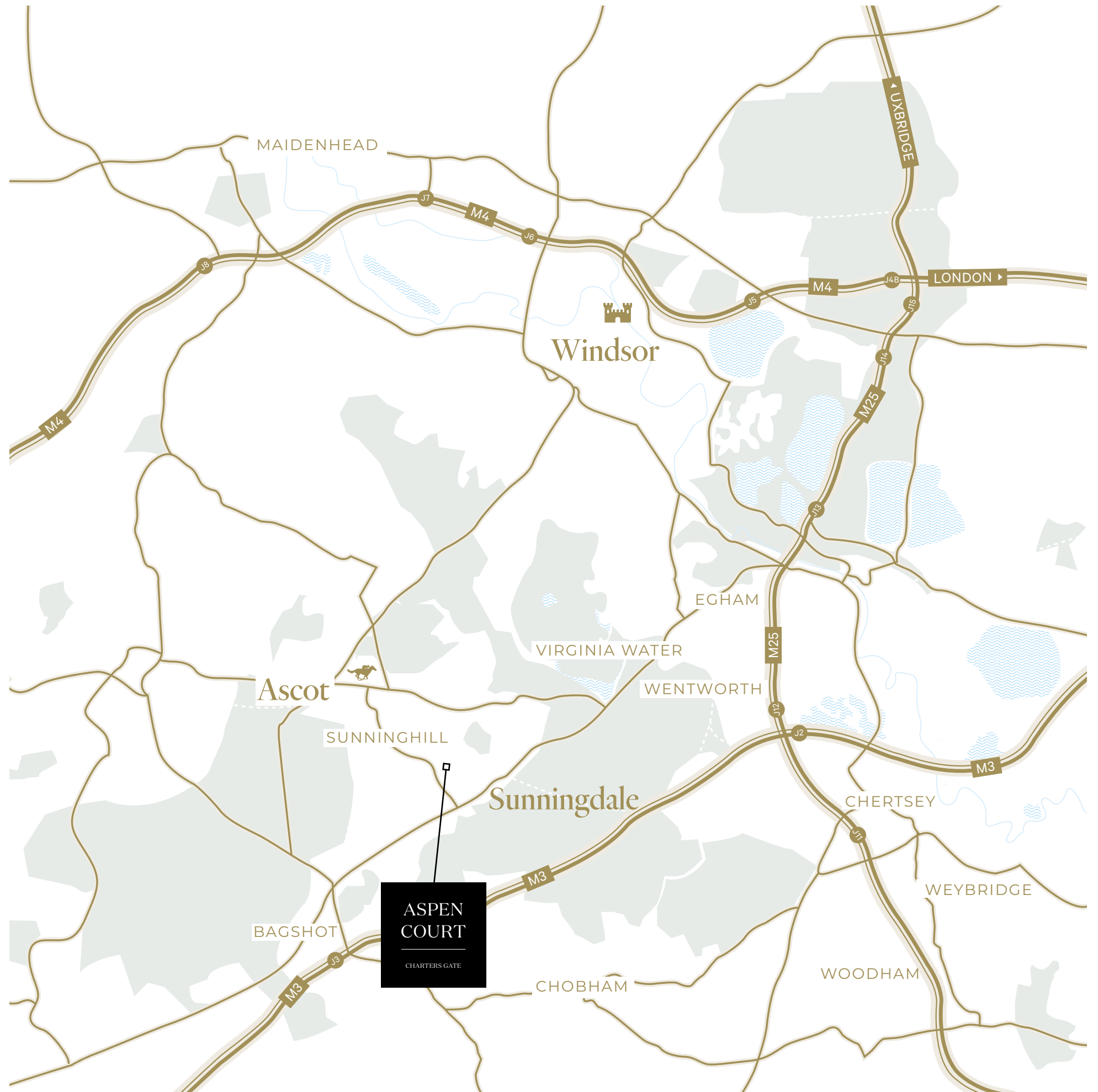


LOCATION

Sunningdale and Ascot provide a range of local stores, boutiques, cafes and restaurants. Rail services to London (Waterloo) are available from Sunningdale and Ascot with a journey time of approximately 50 minutes. Central London is about 25 miles away and is easily reached via the M25 and M4.

There are magnificent sporting and leisure facilities locally and highlights of the local calendar include Royal Ascot, the PGA Championship at Wentworth Golf Club and the Cartier International Polo at Smith's Lawn.

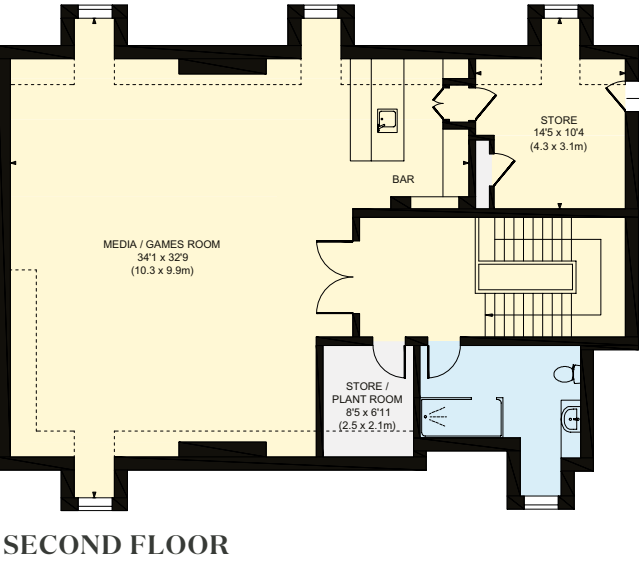
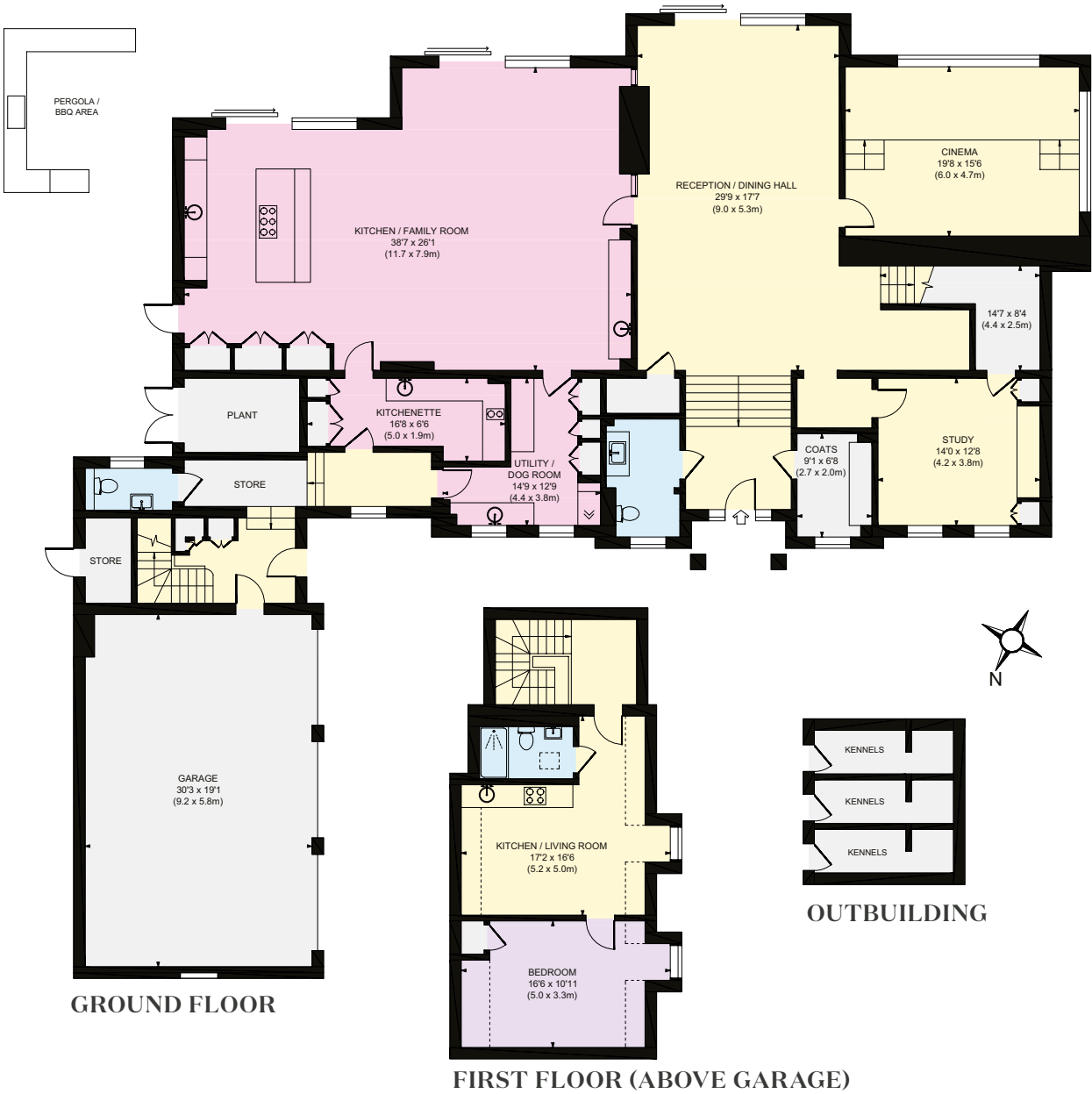
There is a superb choice of independent and international schools in the area and these include Eton College, The Marist Schools, Papplewick, St George's and St Mary's Schools in Ascot, and the ACS Egham International School.



FLOOR PLAN

Gross Internal Area (approx)
Main House 8391 sq. ft / 779.55 sq. m
Outbuilding 147 sq. ft / 13.68 sq. m
Total 8538 sq. ft / 793.23 sq. m

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.



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PROPERTY INFORMATION

Tenure: Available freehold
Local Authority: Royal Borough of Windsor & Maidenhead
Council Tax: Band H
EPC: B

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