

MAPLE MANOR

CHARTERS GATE

HANCOCKS MOUNT, ASCOT, BERKSHIRE

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

MAPLE MANOR

Maple Manor 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 0.87 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
 - Lift
 - Indoor pool
 - Gym
 - Steam room
 - Sauna







RAISED GROUND FLOOR

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



FIRST FLOOR

Principal bedroom suite with his and hers dressing rooms and en suite bathrooms
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

Kitchen/dining/living room | Utility room | Terrace | Bedroom suite with his and hers walk in wardrobes and bathrooms
Eaves Storage areas

LOWER GROUND FLOOR

Swimming pool | Gym | Steam room | Sauna | Treatment room
Shower and WC

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

Charters Gate is ideally located in a quiet and semi rural position equidistance between the vibrant towns of Sunningdale and Ascot, both of which are well known for their boutiques, excellent local shopping, brasseries, cafés and traditional country public houses.

Transport links are excellent. Rail connections to London (Waterloo) are available from both Ascot approximately 1.1 miles and Sunningdale approximately 2 miles.

By road, Ascot High Street is approximately 2 miles, Ascot station approximately 1.1 miles, Heathrow Airport approximately 11 miles, M3 (junction 3) approximately 3.5 miles, M25 (junction 13) approximately 11.6 miles and Central London approximately 26 miles. All distances are approximate.

The area is well served for schools notably Papplewick, Hall Grove, Charters, Lambrook, The Marist School, St George's and St Mary's in Ascot. There are two international options; TASTS and ACS Egham and access to Eton and Wellington Colleges

A wealth of exceptional leisure amenities are accessible with golf at Wentworth, Sunningdale, Swinley Forest, Windlesham and The Royal County of Berkshire Polo Club and Guards Polo Club; horse racing at Ascot and Windsor; boating on the River at Windsor and Henley.

The picturesque Virginia Water Lake and The Savill Gardens are both accessible with horse riding at Chobham and Horsell Commons and in Windsor Great Park.

Highlights of the local calendar include Royal Ascot, the annual PGA Championship at Wentworth Gold Club and the Cartier International Polo at Smith's Lawn.

Theatres and cinemas in the area include The Novello Theatre Sunninghill, Luna Drive In Cinema Ascot, Cineworld Bracknell, New Victoria Theatre Woking, Yvonne Arnaud Theatre Guildford and Theatre Royal Windsor.



FLOOR PLAN

Gross Internal Area (approx)
House - 10361 sq. ft / 962.56 sq. m (Excluding Eaves)
Garage - 1189 sq. ft / 110.46 sq. m
Total - 11550 sq. ft / 1073.02 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.

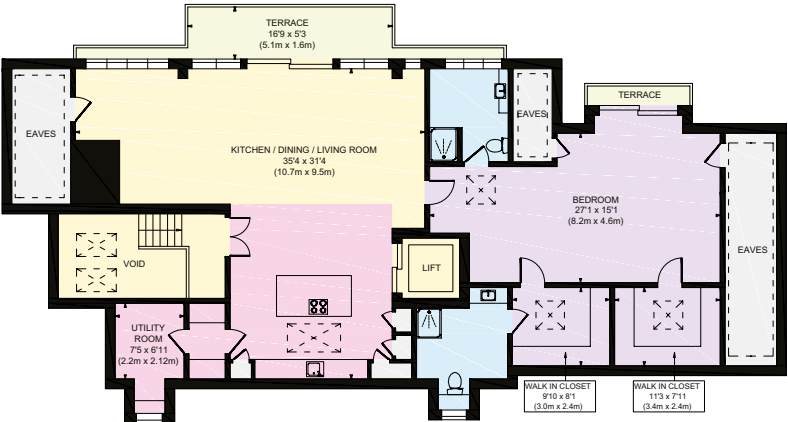
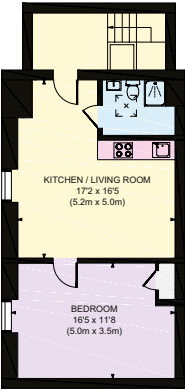
RAISED GROUND FLOOR



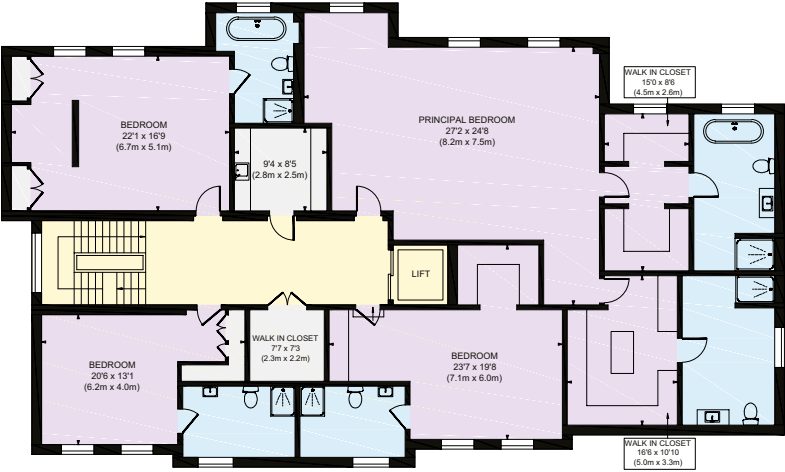
LOWER GROUND FLOOR



FIRST FLOOR (ABOVE GARAGE)



SECOND FLOOR



FIRST FLOOR

VIEWING

Viewings by appointment only

Savills
Country Department
33 Margaret Street
London
W1G 0JD
www.savills.co.uk

Savills
Sunningdale
Mount Lodge
London Road, Sunningdale
SL5 0EP
www.savills.co.uk

Knight Frank
Ascot & Virginia Water
20 Station Approach
Virginia Water
GU25 4DWW
www.knightfrank.co.uk

Knight Frank
Country Department
55 Baker Street
London
W1U 8AN
www.knightfrank.co.uk

Paul Finnegan
+44 (0) 20 7409 8877
PFinnegan@savills.com

Charles Broadbent-Combe
+44 (0) 1344 626162
chbroadbent@savills.com

Edward Shaw
+44 (0) 1344 293140
edward.shaw@knightfrank.com

George Pratt
+44 (0) 20 7861 1166
george.pratt@knightfrank.com

PROPERTY INFORMATION

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

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 January 2025. Photographs dated January 2025. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

