CHATTERTON | REES

Little Birches Coronation Road, Ascot, SL5 9LQ

**£12,000 Per month**

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# Little Birches Coronation Road

£12,000 Per month

- Five Double Bedrooms
- Four Receptions
- Annexe
- Large Garden
- Three Bathrooms
- Deatched
- Gated
- Triple Garage

A substantial five-bedroom detached family home, set behind electric gates on one of South Ascot’s prestigious residential roads. The property offers spacious accommodation, landscaped gardens, ample parking, a triple garage and a versatile self-contained annexe.

The accommodation is arranged over two floors and includes a welcoming entrance hall, a spacious living room with a bay window and doors leading to the rear garden, a formal dining room, family room, study and downstairs cloakroom.The well-equipped kitchen provides plenty of storage and worktop space, with a utility room and boot room also included.

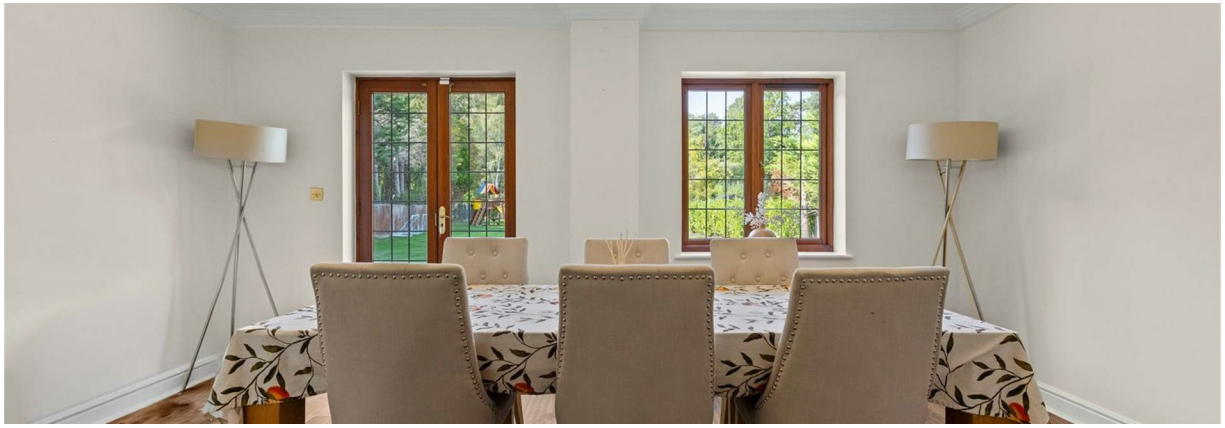
The annexe can be accessed from the front of the property and from the kitchen, making it ideal for guests, family members or those working from home. It includes a shower room, utility facilities and access to the triple garage, with a large games room or guest suite above.

Upstairs, the principal bedroom has fitted wardrobes, a walk-in wardrobe and four piece en-suite bathroom. The second bedroom also has a walk-in wardrobe and en-suite shower room. Three further double bedrooms are served by a spacious family bathroom.

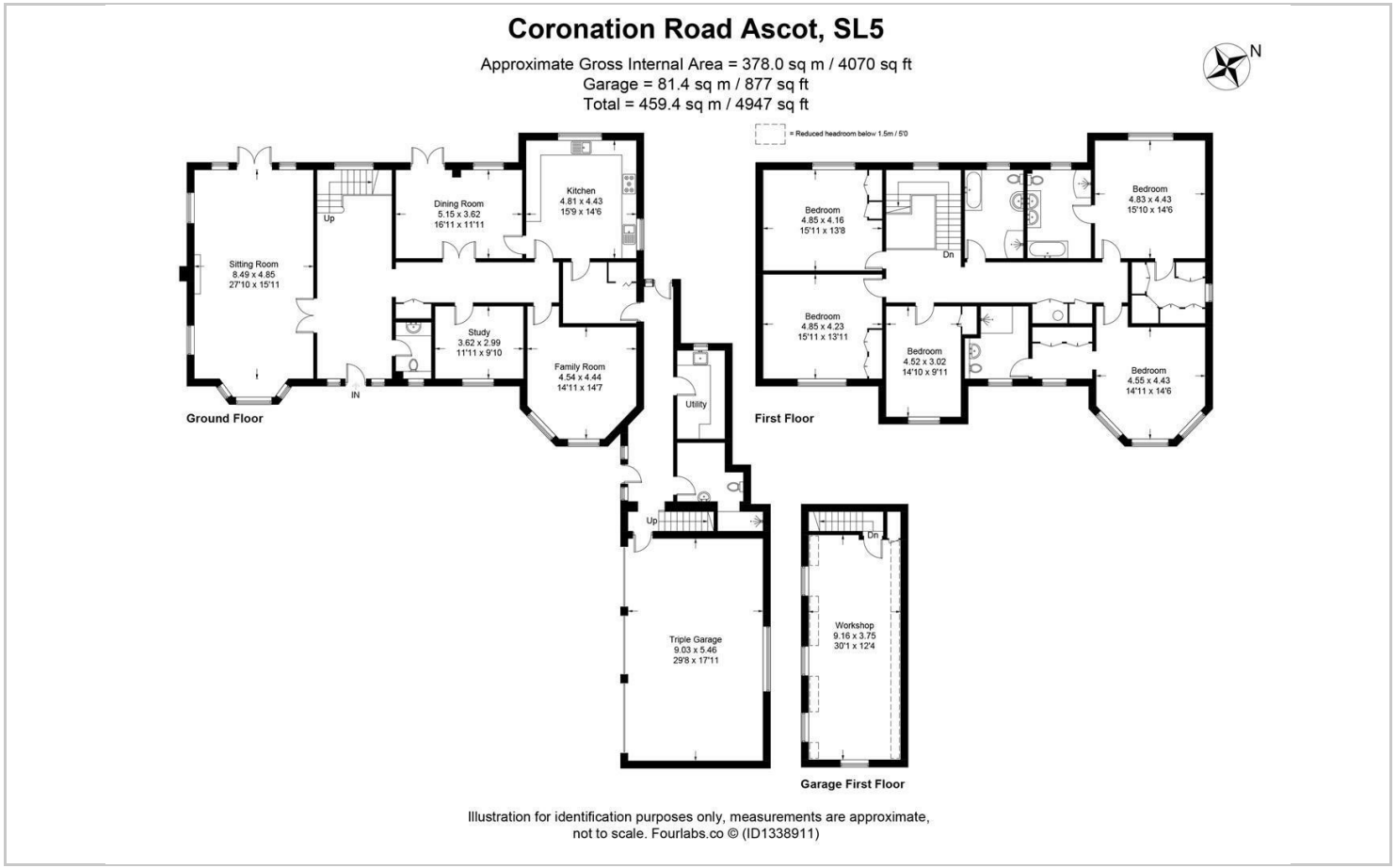
Outside, electric gates open onto a gravel driveway with ample parking and access to the triple garage. The rear garden features a large patio area, expansive lawn and mature trees, shrubs and planting, providing a private and secluded setting.

Situated off Coronation Road with access to both Ascot and Sunninghill High streets. Nearby schools include Charters, Hall Grove, Lambrook, The Marist, Papplewick, St Francis, St George's and St Mary's. Local places of interest include Ascot Racecourse, Coworth Park, Guards Polo Club, Sunningdale Golf Club, Virginia Water Lake, Wentworth Club and Windsor Great Park. The station in Ascot and Sunningdale has trains to London Waterloo and Reading. Ascot is also convenient for the M3, M4, M25 and Heathrow Airport.

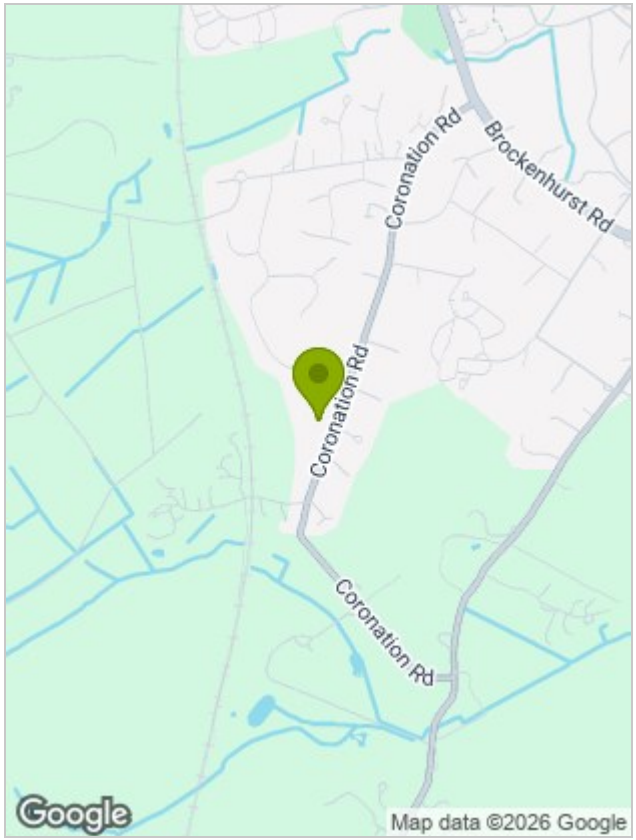
Deposit £16,615. Holding Deposit £2,769. Council Tax H. EPC D.



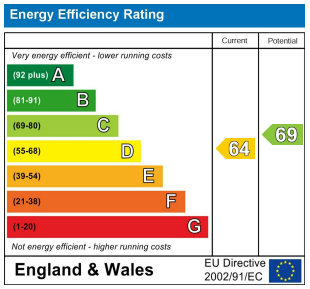
## Floor Plans

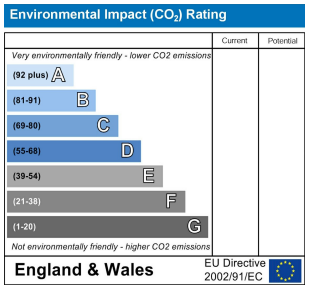



## Location Map




## Energy Performance Graph




## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.