

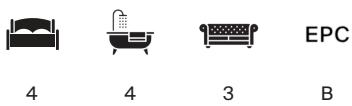


SCHOLARS ROW,  
Ascot SL5



## CONTEMPORARY FAMILY HOME

A brand new detached house situated in the desirable Berkeley Homes development of Sunningdale Park.



Local Authority: Windsor and Maidenhead Borough Council

Council Tax band: G

Furniture: Furnished

Minimum length of tenancy: 12 months

Deposit amount: £9,225

Available date: Now

Guide price: £7,995 per month (Long Let) £10,000 per month (Short Let)



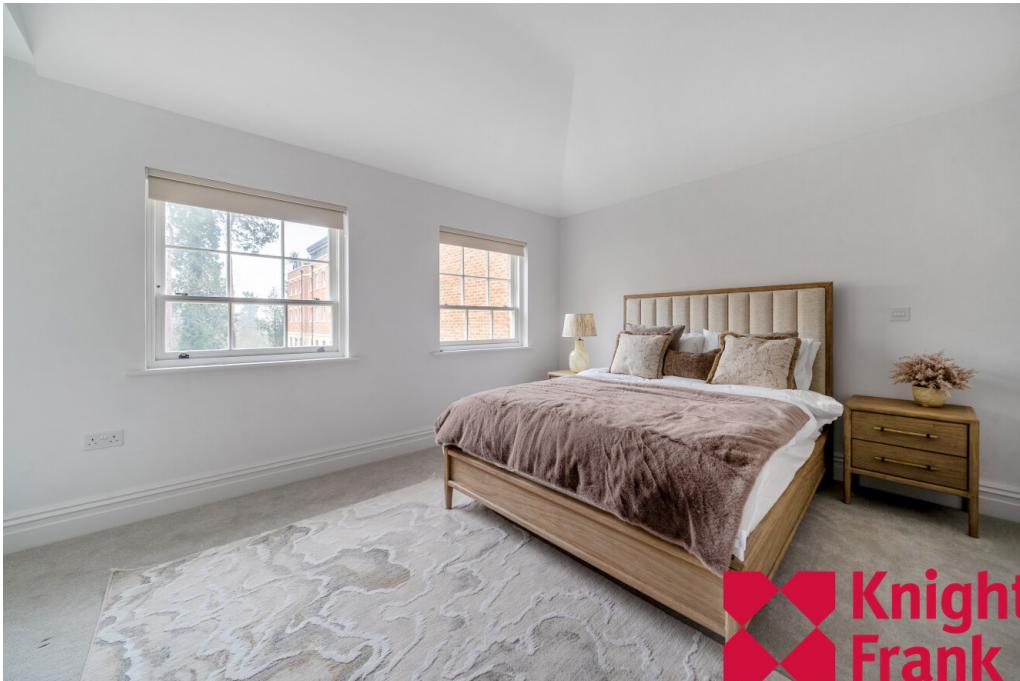
The ground floor features a Charles Yorke shaker-style kitchen with Miele and Siemens appliances, central island, and open-plan living and dining areas with French doors to the garden. A utility room, guest WC, and integral double garage complete this level.

Upstairs, the first floor offers a formal triple-aspect living room, study, and a luxurious principal suite with dressing area and en-suite, plus a further double bedroom and bathroom. The second floor provides two additional double bedrooms, both with en-suites.

Set within a wrap-around garden and surrounded by mature parkland, this property combines luxury living with peaceful, natural surroundings.

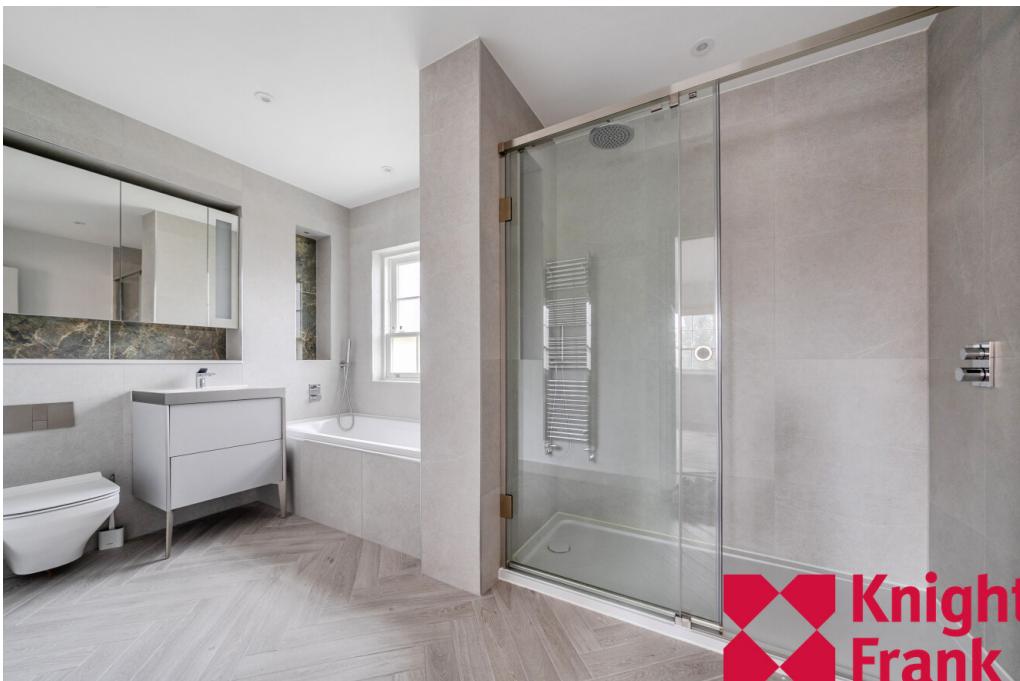
Excellent local golf clubs including Sunningdale, The Berkshire, Swinley Forest and Wentworth. Tennis and health clubs can be found at Coworth Park, The Berrystede, Foxhills and Pennyhill Park. Nearby, there is world famous Ascot Racecourse and Guards Polo Club.

The M3 and M4 provide good road links to the west country and central London. The M25 offers easy connection to Heathrow.



**Approximate Gross Internal Area 2296 Sq. Ft / 213.3 Sq. M**

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Approximate Gross Internal Area = 2,296sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Kavita Walker**  
01344 299397  
kavita.walker@knightfrank.com

**Knight Frank Ascot**  
59 High Street  
SL5 7HP

**Katie Green**  
01344 293156  
katie.green@knightfrank.com

[knightfrank.co.uk](http://knightfrank.co.uk)

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